

COMMENTS
RECEIVED AT THE
PLANNING
COMMISSION
MEETING OF MAY
24, 2011
REGARDING THE
DRAFT EIR

Minutes
Clayton Planning Commission Meeting
Tuesday, May 24, 2011

Call to Order

Chair Sandra Johnson called the meeting to order at 7:00 p.m. at Hoyer Hall, 6125 Clayton Road, Clayton.

Present: Chair Sandra Johnson, Vice Chair Dan Richardson, Commissioner Bob Armstrong, Commissioner Tuija Catalano, Commissioner Ted Meriam

Absent: None

Staff: Community Development Director David Woltering
Assistant Planner Milan Sikela, Jr.

Administrative

1A. Review of agenda items.

1B. Commissioner Armstrong to report at the City Council meeting on May 17, 2011.

Public Comment

None.

Approval of Minutes

2. Approval of minutes from the meeting of May 10, 2011.

Vice Chair Richardson moved and Commissioner Armstrong seconded a motion to approve the minutes, as amended. The motion passed 4-1 (Commissioner Catalano abstained because she did not attend the May 10, 2011 Planning Commission meeting).

Public Hearing

3. **ENV 02-09, Environmental Review, Clayton Community Church**, APNs 118-560-010 and 119-011-003. Public review of the Clayton Community Church Project Draft Environmental Impact Report (Draft EIR), prepared in accordance with the California Environmental Quality Act. This document evaluates the potential environmental impacts of the proposed project and recommends mitigation measures to reduce impacts to a less-than-significant level, as feasible. The primary objective of the proposed project is to develop a new church and associated facilities on the subject property to serve the Clayton Community Church congregation and the local community. The project would result in the demolition of the former Pioneer Inn building, which exists on the subject property, and the redevelopment of the site with four buildings, including a 500-seat sanctuary, retail and office space, and associated facilities. The proposed buildings, in total, would comprise approximately 42,000 square feet of interior space.

The proposed buildings include the following:

- Building 1, which would be located in the northwestern portion of the site, would be a two-story 22,244-square-foot sanctuary building containing up to 500 seats.

- Building 2, which would be located slightly southeast of Building 1, would be a two-story building containing a total of 8,516 square feet of interior space, including 2,261 square feet of retail space and 6,255 square feet of office space, church classrooms, and a welcome center.
- Building 3, which would be located on the site of the Pioneer Inn, would be a two-story building containing a total of 10,204 square feet of interior space, including 5,696 square feet of retail space and 4,508 square feet of office space.
- Building 4, which would be located in the northeastern corner of the project site, would be a one-story building containing a total of 1,200 square feet of space and would function as the Church's teen center.

The project would require several entitlements from the City of Clayton: a General Plan Amendment (to allow assembly uses); Specific Plan Amendment (to allow assembly uses and establish lower on-site parking requirements); Zoning Amendments (to allow assembly uses; establish a consistent zoning designation for the site; and establish lower on-site parking requirements); Use Permit Approval; Development Plan Approval; and Tentative Parcel Map Approval (to divide the site into four parcels).

PROPOSED ACTION: Receive public comments on the legal adequacy of the Draft EIR prepared for the Clayton Community Church Project. Comments should be focused on the completeness, accuracy, and clarity of the information provided in the Draft EIR. Comments submitted should be as specific as possible to facilitate responses that accurately address the comments received in a Response to Comments document to be prepared after the close of the comment period on June 25, 2011.

Director Woltering introduced the item and presented the staff report. Mr. Woltering provided written comments to the Planning Commission received on this matter from the following (See Attached):

- George & Kathleen DeBoever
- Peter Laurence
- Sue Choate-Brye
- John Trammell

Adam Weinstein, Project Manager with LSA Associates, Inc., the firm that prepared the Draft EIR, provided an overview of the Draft EIR. He indicated that potentially significant impacts were identified in the following areas: Land Use and Planning Policy; Transportation, Circulation, and Parking; Air Quality; Noise; Cultural Resources; Visual Resources; and Hydrology and Water Quality. He stated that mitigation measures had been identified in the Draft EIR to avoid or reduce the identified potentially significant impacts to a less-than-significant level.

The public hearing was opened.

Dan Foley, 131 Joscolo View, indicated the following:

- It would be helpful to have a comparison of historical membership of the Clayton Community Church, expected increases in the congregation, and anticipated total future membership.

- Would the Clayton Community Church be available for rental to non-denominational organizations such as Planned Parenthood or political action committees?
- Would there be any restrictions on the tenants of the proposed leasable space?

Jeanne Boyd, 308 Mountaire Parkway, indicated the following:

- Even with the story poles it is hard to evaluate the magnitude of the visual impact of the proposed project.
- The proposal incorporates a huge facility that is too large for the Town Center and does not include enough open space.
- More information is needed to evaluate the visual impact of this proposed project.
- Perhaps the size of the proposed buildings could be compared against the size of existing buildings in the Town Center.

Don Boyd, 308 Mountaire Parkway, indicated the following:

- The visual impact of the proposed project needs to be further evaluated.
- The story poles should be photographed.
- The lack of parking proposed as part of the project would be a major impact on the Town Center.
- The order of preferred options should be the Off-site alternative first, the Policy Consistency alternative second, and the Mixed Use/Church alternative third.

Paul Henshaw, 6 Rachel Ranch Court, indicated the following:

- Consider the long-term impact of a building of that size in the Town Center if the Church dissolves.
- Where will the Town Hall originally proposed for the site be relocated?
- The project overwhelms the Town Center and is too large for the property.
- Consider the impacts to current community events, including the Fourth of July Parade, the Art and Wine Festival, and Oktoberfest.
- The project objective pertaining to fulfilling a need for spiritual gatherings cannot be a City-sanctioned objective.

Joyce Atkinson, 282 Mountaire Circle, indicated the following:

- When the Clayton Community Library was built, 63 on-site parking spaces had to be provided.
- Concerned that the Church's parking shortfall would negatively impact the library parking lot.
- How will parking spaces be reserved for library staff and visitors? It should be noted that library staff arrives about 11:00 a.m. for a noon public opening time on Sundays.
- Concerned that the library parking lot may be used for weddings, funerals, and special events of the Church during hours when the library would be open.

Sonja Wilkin, 17 Mount Wilson Way, indicated the following:

- Is the Church self-funding the project?
- What happens if the Church defaults on its construction loan?
- The project is too large for the Town Center site.

Spencer Jackson, 3029 Windmill Canyon Drive, indicated the following:

- We do not want our Town Center area to become yet another high-density urban area.

Bonnie Boswell, 2 Rachel Ranch Court, asked how long the storypoles will remain on the project site. Director Woltering indicated that the storypoles would remain in place until June 19, 2011. Photographs of the storypoles have been taken and local newspapers are aware of the storypoles.

Carol Herington, 411 Mount Tamalpais Drive, asked if the project would be put to a referendum.

Janet Miyashiro, 263 Bigelow Street, indicated the following:

- A comparison should be included in the analysis that compares the size of the main assembly building to other buildings in the Town Center.
- The main assembly building appears much larger than other buildings in the Town Center.

Dan Foley, 131 Joscolo View, asked why the subject property is being subdivided into four parcels.

Richard Hosier, 1272 Easley Drive, indicated that there was concern regarding the traffic impacts caused by the project, including impacts associated with peak traffic volumes, pedestrian traffic, and access to and throughout downtown.

Beth Scroggs, 21 Mirango Court, indicated the following:

- Concerned about impacts on special events such as the Memorial Day service.
- The seating for the Memorial Day service has traditionally been located partially on the Church property.

Jim Carolan, 1030 Panadero Court, indicated the following:

- There is a possibility that, if the project is approved and the Church becomes successful, the membership may expand.
- What congregational growth rate was assumed in the Draft EIR?

The public hearing was closed.

Vice Chair Richardson indicated the following:

- It appears, given the location of the story poles, that certain trees, e.g., the oak tree across from the City's flag pole, may be adversely impacted by the proposed development, although the tree is indicated to be preserved. Review the arborist report in light of the footprint of the project.
- Concerned about the visual impacts of the proposed project to the Town Center.
- More information needs to be provided regarding the possible impact of the project on views from the west, including from the existing pathway.

Commissioner Armstrong indicated the following:

- We should analyze how this project would impact ongoing vital community culture related to long-standing community events and activities in the Town Center.
- Specifically, impacts to the City's Art and Wine festival, Fourth of July parade, and Oktoberfest events need to be evaluated.
- The size of the main assembly building is similar to the size of an older Safeway store.

Commissioner Catalano indicated the following:

- On Figure III-1, the project site appears larger than it may actually be.
- Regarding Figure III-10, what is the project construction schedule, including the overall length of the construction period? What are the anticipated impacts of the proposed phasing related to traffic, parking, and other applicable impact categories?
- On Page 46, Table III-2, anticipated attendance numbers for weddings and funerals should be provided along with a discussion of impacts, as applicable.
- On Page 48, why is the proposed basis for the parking requirement 1 space per 3 fixed seats as opposed to a certain number of parking spaces per a certain number of worshippers?
- On page 74, regarding the compatibility of the project with surrounding land uses, will temporary events require a liquor license? What are the implications?
- Regarding Transportation and Circulation, the traffic analysis should include a discussion of possible queuing impacts related to ingress and egress at the project site due to Church services, events and activities.
- On page 91, what is the Church's current membership number?
- On page 103, need to better address the impacts to the Town Center as a result of the proposed project not satisfying the City's current parking standards.
- Was space other than that encompassing the 500 seats in the sanctuary building factored into the traffic and parking analysis? The analysis should factor in all space and anticipated uses to assure that the conclusions on parking adequacy are accurate.
- Were the 2,000 square feet of children's ministry space factored into the traffic and parking analysis?
- Is the number of fixed seats the appropriate metric for the calculating parking demand?
- The shared parking analysis relies on 90 parking spaces being available at the library. Is this a reasonable assumption that accounts for potential changes in library hours? Representatives at the library should be contacted regarding this assumption.
- How would the City implement and monitor the shared parking mitigation measure (i.e. how would the City require private businesses to share their private parking areas)?
- On Page 131, when evaluating health risks associated with toxic air contaminants, is the 1,000 radius around sensitive receptors consistent with Bay Area Air Quality Management District (BAAQMD) guidelines?
- Does the 10.5 in 1,000,000 cancer risk associated with the 6190 High Street diesel generator represent a significant individual and/or cumulative air quality impact? Please clarify what is the relevant significant threshold.
- What is the exact distance between the project site and the generator located at 6190 High Street?
- Why is the Church or teen center not identified as a "sensitive receptor"?
- Make sure that all applicable BAAQMD thresholds are applied accurately.
- View #2 (Figure IV.G-3) should be revised to reflect the view of a pedestrian, not a driver in a vehicle.

Commissioner Meriam indicated the following:

- Some of the site plans appear to include the vegetated knoll at the intersection of Clayton Road and the Oak Street off-ramp as part of the project site. The Draft EIR needs to clarify if the vegetated knoll is part of the proposed project.
- How would queuing at the stop sign at the bottom of the Oak Street off-ramp be affected by the proposed project, taking into account that this off-ramp is the major western entrance to the Town Center?
- Why was the Sorenson site identified as an alternative site?

Chair Johnson indicated that the visual simulations need to take into consideration the building materials used and the location of any exterior rooftop mechanical units.

The public hearing was closed.

Director Woltering indicated the following:

- The deadline for providing comments regarding the Draft EIR is June 25, 2011.
- Copies of the Draft EIR are available at City Hall and on the City's website.
- A Response to Comments (RTC) document will be prepared and included with the Draft EIR. The Final EIR will comprise the Draft EIR and the Response to Comments Document.
- Comments can be received via e-mail, normal mail, or be hand-delivered.
- Staff anticipates that the public hearings on the proposed project will occur in the fall of 2011.

Old Business

4. None.

New Business

5. None.

Communications

6A. Staff – None.

6B. Commission – None.

Adjournment

7. The meeting was adjourned at 8:25 p.m. to the following regularly-scheduled meeting of **June 14, 2011.**



Submitted by
David Woltering, AICP
Community Development Director



Approved by
Sandra Johnson
Chair

Attachments: Letters from DeBoevers; Laurence; Choate-Brye; and Trammell

Plng Comm\Minutes\2011\0524

GEORGE & KATHLEEN DEBOEVER
505 Raven Place
Clayton, CA 94517
925-324-0981

RECEIVED

May 24, 2011

MAY 24 2011

Clayton City Manager
Clayton City Planning Director

**CLAYTON COMMUNITY
DEVELOPMENT DEPT**

Re: Proposed Site for Clayton Community Church

To Whom It May Concern:

We write this letter due to our concern for the continued development and growth of the Clayton commercial/retail district. We feel very strongly that the proposed site of the new Clayton Community Church is not appropriate for the reasons below.

First, the size of the site is completely inadequate. One look at the mock up of the proposed structure and it is obvious that the massive structure is being shoehorned into an inadequately sized space. Its size will literally and figuratively overshadow the downtown area of Clayton. The City of Clayton would transform into the City/Church of Clayton for all appearances.

Second, the City has worked to make Clayton into a wonderful destination location where families can enjoy a small town atmosphere with appropriate restaurants and retail businesses. All of the years of effort toward this goal would be lost. A goal circumvented by a group who knowingly purchased a property not zoned for their intended use.

Third, in a time of fiscal austerity, it is prudent to look forward and plan to maximize retail businesses in downtown Clayton in an effort to increase the long term revenue stream to the City. The planned use by the church runs counter to this.

The Clayton City Council and Planning Commission have done a fine job to this point with the downtown redevelopment. But they must not be strong armed and allow an obvious misuse of space which would cause irreparable and everlasting harm to the Clayton downtown area.

We wish the Clayton Community Church well in their efforts to expand, however their choice for the new church site is not in the best interests of our Clayton community.

Sincerely,

George V. DeBoever

Kathleen S. DeBoever

David Woltering

From: Pete Laurence [pete@palaurence.com]

Sent: Tuesday, May 24, 2011 4:17 AM

To: Gary Napper

Cc: dwoltering@ci.clayton.ca.us; Gregg Manning; Jim & Maryann Lawrence; jim bradt; JoAnn Caspar; Mark Cutler; Sierragirl; UNKTED@aol.com

Subject: Opposition to the City Changing it's existing Commercial/retail Zoning within our Town Center

To: City Planning Commission and Commissioners
City Council and Councilpersons & Mayor

RECEIVED

MAY 24 2011

Re: Agenda Item regarding the Church Application & EIR for the 5/24/11 Public Meeting
5/23/2011

**CLAYTON COMMUNITY
DEVELOPMENT DEPT**

Dear Planning Commissioners,

While I will not be able to attend the above referenced Meeting, I send this letter to go on record as a citizen of Clayton and former Mayor, that nothing in this 255 page document makes it in Clayton's and it's citizens interests, to change the General Plan, the Town Center Specific Plan, the long held goals of former Clayton City Councils and Planning Commissions, the architectural requirements or the Parking requirements from the very clear Goals and requirements for our Town Center to have as much Retail/Commercial construction and businesses as we can attract over time.

The City has expended millions of Clayton taxpayer dollars on undergrounding electric wiring, new sewers and water mains, new sidewalks and streets, drainage, diagonal parking, old fashioned streetlights, the new Town Center Park, and the Clayton Road By-pass to make this area able to attract a decent Town Center. And, we've built our City Hall and Library to be close but not within, this crucial small section of land that is meant to be Clayton's true "Town Center", a Downtown that makes Clayton a unique City, not just a collection of neighborhoods next to Concord.

Whether the applicant be a Walmart big store, a veterans VFW Hall, a Masonic Lodge or a Church, this key piece of commercial property, should NOT be sacrificed for any other usage. Small Retail and Commercial, offices and affordable housing are what's needed to give 7 day a week vitality and shoppers to enhance our commercial goal. So to consider then at the appropriate meeting reject this different usage proposal seems to be what's in Clayton's best interests. It's too bad that they are spending so much money and time to try to have their dream of a Church take away Clayton's dream of someday having a bustling Down Town, but the decision should be made on what's best for all Clayton, not what's desired by an applicant.

As the EIR states on page 80, "the project would conflict with the designation of the Town Center as a primarily commercial area and this conflict would result in a substantial adverse physical impact associated with the area's parking supply and the future viability of the Town Center as a commercial hub". And as the EIR further states; "the project on the whole could hinder future commercial development of the Town Center, which is considered a significant physical environmental impact".

There is NO reason to have this usage which has a breakdown on page #29 of 34,207 square feet going to Church and Admin/offices usage, but only 7,957 sq feet going to retail usage. This amount is only about 20% of the project and is about the size of the Pioneer Inn which we already have on that parcel. That is especially a low amount when this Key "anchor site" at this end of town is needed for the success of our entire Town Center. If the Planning Commission and City Council STAY WITH OUR HISTORIC AND CURRENT PLANS & ZONING it is calculated in the EIR on page #213 as giving Clayton citizens 40,000 sq ft of retail space downstairs, and upstairs 0,000 sq ft of commercial Office Space, and 20,000 sq ft of affordable housing space. And the EIR also shows that the way it is zoned now also would provide ALL OF ITS OWN PARKING ON SITE. These maximum usages would require approximately 140 parking spaces, totally eliminating the

need for any "shared parking" arrangements that would kill the viability for our other parcels.

Also, with the requirement of our Western style buildings to all be up front along Main Street, it leaves the parking lot as a green, landscaped buffer behind, clearly attracting drivers from Clayton Road to a beautiful shopping, dining and exploring experience. This would be much more attractive and inviting for Clayton, rather than the oversized Spirit poles that right now are up against Clayton Road and covering much of what should be this parcel's future Parking Lot. Also on the subject of parking, such a large lot will still be needed if CBCA and our Community are to still have our Weekend celebration events of the Art & Wine, 4th of July, Oktoberfest, Farmers Markets, etc. If this change in zoning were approved, on all Sundays and some Saturdays they'd be using their lot and flooding our Town Center parking with cars, probably stopping these type events from being able to occur.

Added to this, the applicant claims it would benefit our town to have their church take this Town Center parcel, but we already have many Churches serving Clayton just fine, who do so without wanting to take our prime commercially zoned parcel, and this Church itself serves the community just fine, without having it's services where it would take up our Town Center.

And in this EIR on page #234 under "Significant Irreversible Changes" the consultants point out that the "expansion of religious assembly uses into areas designated "Town Center Commercial" would conflict with the policy impetus of the General Plan, Zoning Ordinance, and the Town Center Plan, which seeks to insure that the Town Center will be predominantly commercial in nature". And it states that the proposed project "could hinder future development of retail uses by nature of the location of the project on Main Street and the disproportionate use of public parking." And it further makes the excellent point that "the proposed project would commit the City and future generations to a change in land use that would conflict with the policy impetus of the General Plan, Zoning Ordinance, and Town Center Specific Plan."

To wait for a better project when the economy finally returns takes patience, but we only get ONE Chance to develop our Town Center right so we should stick with our well thought out and high standards. As we've now spent many millions of taxpayer dollars to prepare our Town Center and before the recent downturn had many projects about to occur, they will come back again when the economy comes back. So we shouldn't panic for short term or partial gain, and compromise our wonderful Town Center potential for the rest of time. Whoever would vote that way will probably be remembered for their short sightedness.

As to the zoning and Town Center Plan's requirements affecting all Main Street parcels, they were well known and in the written Plan for many years as to have a viable commercial Town Center that ALL Main Street parcels were to have commercial usage with the buildings up front by the street and the parking lots in the rear. This should not have been any surprise to the people of this church, plus we all tried to tell them that long before they ever Closed Escrow. This whole issue isn't being against churches or even this church, it's just that our tiny Town Center has been zoned for, and needs all the commercial/retail that it can get, especially on our largest and key remaining commercial parcel on Main Street.

So without yet reading the EIR closely, it seems that the large Bulk of the story poles overwhelming the Town Center, the changing of zoning on these parcels for hardly any additional retail, the possibly killing of our Town Center potential with shopping close by for our citizens, the complexity of even trying to mitigate the lack of parking, all seems to pretty clearly favor NOT changing our existing zoning and our Town Center and General Plans. This is NOT anything against churches or this church, it's a "land usage" issue, so we hope they'll find a different parcel.

So I'm sorry I can't attend the Meeting, but hope that this letter will become part of the Record, and part of the EIR Responses whether it is just referred to or read into the record by the Chair, whichever is more appropriate.

Thank-You, - Pete Laurence, a Former Mayor. 1120 Oakwood Circle, Clayton, CA 94517. Cell: 890-6004.

Sue Choate-Brye

(925) 672-1127

Fax: 672-8376

RECEIVED

MAY 24 2011

FAX

**CLAYTON COMMUNITY
DEVELOPMENT DEPT**

To: City of Clayton

Gary Napper

David Winters

From:

Sue

Fax: (925) 672-4917

Pages:

2

Phone:

Date:

5/24/2011

**Re: Proposed Clayton Community
Church Site**

CC:

☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

Comments:

May 24, 2011

City of Clayton

Gary Napper, City Manager

David Woltering, Community Development Director

RE: Proposed Clayton Community Church Site

Dear Mr. Napper and Mr. Woltering:

I am writing you regarding the proposed site for Clayton Community Church. I am very concerned about the size of the proposed building along with parking problems that will come along with this plan. I wonder what other city services will be taxed with all the traffic and people this will bring to town. Clayton Community Church has grown in leaps and bounds over the last 15 years and has continued to grow. Who's to say that in another 10 years they will outgrow this current proposal. I love the church – but I believe that having such a large project will take more away from our quaint town than enhance it.

I was under the impression that the church purchased land outside our city to build a church. It makes more sense to build a facility of this magnitude in vacant land surrounding our town than right in the heart of it.

I have coffee three times a week at Cup O Joe's and sit outside and enjoy the simplicity and quiet of our town. I don't see many people spending their money in our town – they are all at Starbucks. It will be a sad day for Clayton if the old Pioneer Inn is torn down.

Sincerely,



Sue Choate-Brye

19 Atchinson Stage Rd

Clayton, Ca. 94517

(925) 672-1127

David Woltering

From: Gary Napper [gnapper@ci.clayton.ca.us]
Sent: Tuesday, May 24, 2011 3:16 PM
To: 'David Shuey (E-mail)'; 'Hank Stratford'; 'Howard Geller'; 'Joe Medrano'; 'Julie Pierce (E-mail)'; 'Bob Armstrong'; 'Dan Richardson'; 'Sandy Johnson'; 'Ted Meriam'; 'Tuija Catalano'
Cc: dwoltering@ci.clayton.ca.us
Subject: Opposition to changing the Town Center Plan

Unsure if each of you received this email message as well, so it is forwarded to its intended audience.

Gary A. Napper
City Manager
6000 Heritage Trail
Clayton, CA 94517
925.673-7300
gnapper@ci.clayton.ca.us



RECEIVED

MAY 24 2011

**CLAYTON COMMUNITY
DEVELOPMENT DEPT**

From: John Trammell [mailto:jptrammell@yahoo.com]
Sent: Tuesday, May 24, 2011 2:30 PM
To: gnapper@ci.clayton.ca.us
Subject: Opposition to changing the Town Center Plan

To: The Planning Commission and the City Council

I would like to add my name to those who oppose the change in the Town Center Plan and the construction of the church structure where the Story Poles now rise.

After all the money and time spent by the city and those who worked to develop the Plan, I think it is ill advised just to toss it aside. After studying the site and the structure's outline, it reminds why we have a term such as "Sore Thumb". It is too big and no matter how far it is moved toward Main Street, it will still be obnoxious from Clayton Road - as well as Main Street - ruining the small-town view to passersby.

I would like you to stick with the plan to have retail and professional spaces only, helping our tax base and making Clayton the town others have so carefully planned.

Thank you for your time.

John Trammell
7 Mt. Eden Place
Clayton, CA 94517
672-3022 hm
207-6889 cell

COMMENTS
RECEIVED PRIOR
TO JUNE 25, 2011
DRAFT EIR
COMMENT PERIOD
DEADLINE

David Woltering

From: Laci Jackson [ljackson@ci.clayton.ca.us]
Sent: Monday, June 27, 2011 10:33 AM
To: dwoltering@ci.clayton.ca.us
Subject: FW: city feedback form

-----Original Message-----

From: postmaster@ci.clayton.ca.us [mailto:postmaster@ci.clayton.ca.us]
Sent: Saturday, June 25, 2011 11:00 PM
To: cityinfo@ci.clayton.ca.us
Subject: city feedback form

Below is the result of your feedback form. It was submitted by
(postmaster@ci.clayton.ca.us) on Sunday, June 26, 2011 at 01:59:51

First Name: Philip

Last Name: Matthews

Street Address: 1388 Shell Lane

zipcode: 94517

city: Clayton

Contacts email: philmatt2aol.com

Subject: Please advise of the Mayor's and City Council's thoughts on development of the Church and story book poles. The SaveClayton website seems to imply this will ruin downtown Clayton. What does the City Council think?

Submit: Send Comments

Postmarked 6/25/11
J. Woltering

RECEIVED

June 24, 2011

JUN 27 2011

Re: Response to the EIR for the Clayton Community Church Project

CLAYTON COMMUNITY
DEVELOPMENT DEPT

Dear Mr. David Woltering, Clayton Community Development Director:

My family and I are Clayton residents and have lived in this beautiful city for over 14 years. I have read the 250 page EIR for the Clayton Community Church Project and am deeply concerned that it contains inaccuracies and incomplete information. Therefore, I believe the EIR does not adequately represent the impact the project will have on our city. Below are my concerns:

Point 1: Historical Resources - inaccuracy

It is important that the city and its citizens maintain the character and charm of Clayton; yet the CCC project intends to demolish the historic Pioneer Inn constructed in 1858 and rebuilt in 1951. The Pioneer Inn has tremendous historical significance, as well as a fascinating and eclectic past. It lends value and charm to our city.

Erroneously, the EIR claims the Pioneer Inn is not a historic resource even though it appears on several historic registries and is listed in the Town Center Specific Plan as a historic resource. It is inaccurate and shortsighted to deny the Pioneer Inn its rightful status as a historic resource.

Point 2: Visual Resources – inaccuracy

Clayton's town center is cherished by its residents for its natural setting, rich history and western-style architecture. On page 180 of the EIR, the report claims the CCC project would "demonstrate an overall design integrity" and be "compatible with existing development." These claims are not true.

The church buildings will be located on the western entrance of the city, described in the Town Center Specific Plan as "one of the most dramatic features of Clayton." The project encompasses over 42,000 square feet with four buildings that will be squeezed into an area considered a city entrance.

The CCC structures will be over-sized in comparison to the other historic buildings in our Town Center. While I would consider Endeavor Hall compatible with existing development, the massive CCC church will dwarf other businesses, becoming an unintended focal point.

In addition, the project is not compatible with the purpose and intent of the Town Center Plan. The CCC project will be built on prime land designated Commercial; yet we have no guarantees that the church will contribute to Clayton's economic growth. The church will own the buildings and can use the retail and office space for their own uses or rent to whomever they choose (See Point 3 below). The EIR states that "expansion of religious assembly into areas designated Commercial will conflict with the policies outlined in the General Plan, Zoning Ordinance, and the Town Center Plan, which seek to insure that the Town Center remains predominantly

commercial in nature.” How can this project demonstrate “design integrity” and “compatibility” when the structure conflicts with basic city policies?

Point 3: Building Use – lack of information, lack of clarity

On page 28, the EIR describes the church buildings and their intended uses. The EIR states, “For the purpose of this analysis, it is assumed that the retail space in Building 2 would be rented by Clayton Community Church to non-church tenants.” It continues to state, “For the purpose of this analysis, it is assumed that the retail and office space in Building 3 would be rented by Clayton Community Church to non-church tenants.”

An EIR should not be based on assumption. The word “assume” means “to believe something is true based upon general unproven observations and reports.” The EIR bases much of its content on the supposition that retail and office spaces in buildings 2 and 3 will be rented to non-members and will contribute revenue to the city. The report lacks validity due to this assumption.

Point 4: Consumption of Nonrenewable Resources - inaccurate / incomplete

The EIR contends that no significant nonrenewable resources will be harmed by the project, although it concedes 48 trees are located on the designated property. Fifteen of these trees are oaks, and 3 are scheduled to be destroyed. The matter of tree removal is inadequately addressed in the EIR and further information is required.

Conclusion

The purpose of the EIR is “to be used by the City and other agencies when deliberating on required permits and approvals for use by the city to make changes to city policies.” (page 62). Since the EIR contains inaccuracies, missing information, and lapses in clarity, I believe it is not a viable document to support the CCC project, nor should it be used to promote changes in city policies.

The CCC project threatens the beauty, historic resources and lifestyle of Clayton. The project will require significant changes to existing city policies – policies that were thoughtfully established to protect the town and its citizens. Moreover, the project does not guarantee revenue for the city, but it will increase air pollution, noise pollution and street congestion. I ask you to put Clayton's interests above the interests of any private organization. Please help preserve Clayton for future generations.

Thank you for your time.

Sincerely, 
Laurel Crockett: 6001 Golden Eagle Way, Clayton; CA
CC: Clayton City Council; Clayton Planning Commission

David Woltering

From: Robert Ikenberry [rikenberry@gmail.com]
Sent: Saturday, June 25, 2011 11:10 AM
To: dwoltering@ci.clayton.ca.us
Subject: Comments regarding the Clayton Community Church draft EIR
Attachments: CCC-EIR Comments.doc; Trees.xls

David:

Please find attached my comments regarding the draft EIR prepared for the Clayton Community Church's proposed project. This should not be considered an exhaustive review as there may be numerous other issues that time does not allow me to identify and highlight, or there may be issues that are well outside my areas of expertise.

Unfortunately, I was not able to provide some planned photographs to help illustrate my comments as the Story Poles were removed when I visited the site at 10:00am today (6/25/2011).

In case there are any problems with receipt of this email, or if a signed copy is required, I hand carried a copy of the attached to City Hall today.

Please feel free to contact me with any questions or for needed clarifications. Thank you for the opportunity to comment on the draft.

Robert Ikenberry
Clayton Resident
402 Diablo Creek Place
Clayton, CA 94517

6/27/2011

**Robert Ikenberry
402 Diablo Creek Place
Clayton, CA 94517**

June 24, 2011

City of Clayton – City Hall
6000 Heritage Trail
Clayton, CA 94517

Re: Clayton Community Church – Draft EIR

Attention: David Woltering, AICP, Community Development Director

Dear David:

Thank you for the opportunity to comment on the Draft EIR prepared for the Clayton Community Church Project. Based on my review of the document, it appears to be inadequate, inaccurate or incomplete in the following areas:

I. Introduction, B. Proposed Project

This section states in part, that the project is designed to “contribute to the vitality of downtown Clayton and capitalize on the location of the project site at a key western entrance to downtown”. While the project does occupy a key western entrance to downtown, the characterization that it is designed to contribute to the vitality of downtown appears to be an unsupported opinion. The facility is designed to be a private house of worship, with a minimal storefront retail space. Opinions promoting the proposed project are not appropriate comments in this document. This comment is repeated in several other sections.

II. Summary, 3. Significant Unavoidable Impacts

The conclusion of “the project would result in no significant unavoidable impacts”, does not appear to be correct or in accordance with the data presented in the balance of the report, and in Table II-1 and Chapter IV specifically:

Table II-1 Summary of Impacts and Mitigation Measures

A. Land Use and Planning Policy – LU-1

This section correctly states that “The proposed project, by introducing religious uses to the Town Center, would conflict with the General Plan...”. This conflict is not mitigated by the measures described in LU-1. A finding of LTS is not supported.

B. Transportation, Circulation and Parking – TRANS-1

Many of the mitigation measures proposed do not appear to actually mitigate the lack of parking on-site as required by the general plan. For example, the use of the Clayton Community Library parking lot will adversely impact the

use of public facilities by residents during library hours, and the use of parking at Heritage Trail will also potentially prevent parking use for residents and visitors who wish to use the public trails during non-library hours. Having the Clayton Community Church (CCC) pay a pro-rata share of the cost of developing a Downtown Parking Plan is unclear. What is the pro-rata share if the parking problem is primarily due to the inadequate parking proposed for the project? Adding pay parking meters downtown and in currently free public lots will adversely impact the community residents and would be another impact to mitigate, it is not a mitigation measure. Requiring all residents and visitors in Clayton to now pay for parking that was previously free, will reduce the "vitality" of downtown for existing merchants. The TRANS-1 mitigation measure is flawed in its concept and presentation and does not adequately address the lack of parking proposed for the project under current City requirements. The classification of Less than Significant (LTS) for this impact is inaccurate.

C. Air Quality

This comment is general in that it applies not only to this section, Air Quality, but also to Hydrology and Water Quality, and potentially to Global Climate Change (which is not currently addressed at all in the EIR Summary). The listed measures under mitigation are not project-specific. They are simply a recitation of current, minimum requirements for all new construction projects as required by the BAAQMD, and the California Water Quality Control Board's statewide Construction General Permit (SWPPP measures). Whereas this provides a section of information in the report, and could be adequate for a project that complies with all current zoning and land use requirements, it does not provide any real net mitigation of the project impacts, since any project must meet these minimums. For a project looking for significant deviations from the City's plans, proactive mitigation that improves the quality of the City, rather than minimum regulatory compliance would be expected. A finding of LTS is questionably justified under the circumstances.

G. Visual Resources

VIS-1 This summary section is inadequate as it only addresses artificial lighting at nighttime. The mitigation is insufficient as it only promises to submit a plan to the City for review. No specifics are offered on how increased lighting and glare, particularly to the pedestrian path immediately adjacent to the major structure, will be addressed. While mentioned in the body of the report, the visual impact of major, multiple, multi-story buildings constructed in the core of the downtown has significant visual impacts that are not discussed in this summary section, nor are any mitigation measures offered. Sightlines from almost every downtown location will be impacted, including obstructed views of Clayton's signature Mt. Diablo vistas from the public walks adjacent to the library. The EIR summary is inadequate in not addressing mitigation of these and other Visual Resource impacts. The LTS level with mitigation is not supported.

H. Hydrology and Water Quality

HYD-3 In addition to general comments above regarding construction SWPPP measures; the mitigation measures contemplated under this section may not be adequate. Not being expert in this complex area, it appears that the dual aspects of the project being in a flood plain and within a MS4 are not adequately addressed. The property has the potential to flood and flush materials from the property into adjacent waterways and storm drains during a 100 year flood event. The planned structure locations, uses, and permanent stormwater management measures do not appear sufficient to mitigate impacts, and may not be compliant with regulations expected to be in place when construction would begin. There are potential impacts to Mitchell Creek/Mt. Diablo Creek and Susiun Bay (which is a 303d impacted waterway), including water quality, habitat, as well as protected animal, plant and insect species beyond the limits of the property proper that do not appear to be addressed. Mt. Diablo Creek is designated with existing beneficial uses for aquatic life as "Cold, Migratory, and Spawn" which may trigger enhanced protection. The impact of the permanent construction, as well as during the construction phase, should address biological concerns in greater detail. No impacts beyond the limits of the property were considered.

Also, Since Clayton participates in a MS4 (Municipal Separate Storm Sewer System - Clayton is one of the Cities covered under the Contra Costa County Phase 1 permit) it must require compliance in several additional areas that do not appear to be addressed, including: Illegal dumping detection & reporting, Post construction design measures, Municipal operations (parking lot and street sweeping), Pollution prevention, etc. Regarding the Post construction design standards and runoff reduction requirements, the project may need (or the City may require) calculations and compliance with the Construction General Permit, Appendix 2 "Post Construction Water Balance Performance Standard Spreadsheet". Since the project will significantly increase the impervious area of the site, non-structural practices may be required to reduce any increased loads on the existing MS4 system. These types of measures do not appear to be comprehensively considered in the applicant's current plan. These types of measures include: Porous pavement, Tree planting, Downspout disconnection, Impervious area disconnection, Green roofs, Stream buffers, Vegetated swales, and Rain barrels and cisterns. Therefore, it appears mitigation measures have not been sufficiently detailed or evaluated and a finding of LTS with mitigation is currently premature.

III Project Description

A. 3. b Other Land Uses

The report states the current parking lot contains approximately 25 spaces. It appears there are actually at least 30 spaces available and that these are appropriate for the current 6,800 square foot, single story structure. The EIR does not point out that these 30 spaces would be lost, so the net gain in

parking, while the structure area is expanded more than 6 fold, is only 28 spaces, including the 4 additional on-street parking spaces.

c. Trees

The report lists 48 "mature" trees. Apparently a 6" diameter was selected for this list as a mature tree. Prominent Trees are listed as a 38" Valley Oak and an 84" Eucalyptus. Not mentioned is 72" Pepper, scheduled to be cut down. Here and in other areas of the report, the impacts to the largest and most visible trees are minimized. The report states later (p. 41) that only 17 of these 48 mature trees will be removed (35%). The report implies that most of the important trees will be retained. This is only due to the selection criteria. If a list of the trees larger than 12" is prepared, 21 trees fit this category and only 7 will remain (66% removed – see attached "trees.xls"). Removed trees include 3 with "Protected Tree" status according to Figure III-9. Several of the trees listed as "on site" appear to be outside the limits of the property (or within an easement for the City of Clayton sign?) and possibly should not have been included in the count. The tree identification and reporting appears to have been crafted to minimize or understate that most of the largest trees on the property are slated to be cut down. It is unclear if the large, historic trees shown as preserved can actually be protected during the construction of Building 3 in phase 2. The applicant should provide credible evidence that these trees can be protected and preserved with such extensive construction planned within their root zone and under their canopies. This section should be revised to more accurately reflect what is actually planned.

B. PROJECT OBJECTIVES

The report accurately indicates that the bullet points listed here are the stated objectives of the applicant. Later in the report, several sections imply (see pages 74, 210) that these are community objectives, not the objectives of the private group wishing to develop a major portion of the City's downtown. The report should state more clearly that the goals of the applicant conflict with the stated objectives of the town plan to prohibit non-commercial assembly or institutional uses and that, rather than fostering desirable goals for the community, the project will create a long term use that will drastically change the character and flavor of Clayton's historically inclusive and welcoming central city area. Appropriate comparisons might be made with hypothetical proposals for a Mosque, Temple (Buddhist or Jewish), or other religious facility that is primarily welcoming and comfortable only for the members of that particular group, and how those uses would similarly change the character of the City. Historically (and currently) Clayton has several churches within or adjacent to its periphery. Unlike Midwestern towns where the demographics and occupations are uniformly white, protestant, middle-class agriculture based, and the churches are frequently adjacent to the town's central square and traditionally the hubs of social activities, Clayton is a more diverse, welcoming community, with a decidedly

secular/multicultural downtown. The Off-Site alternative location for the CCC, would be more in keeping with the traditions and established norms of the community.

IV Setting, Impacts and Mitigation

LAND USE

Impact LU-1 Discussion. (pp76-79) The text of this section accurately enumerates many of the multiple and significant areas where the proposed project conflicts with both the designated land use and the overall Clayton General Plan. The sum of these arguments is inconsistent with the conclusion on page 80 of LTS. The assertion that an adequate supply of parking would mitigate this impact is not persuasive and an adequate parking supply is not attained by the applicant's plan.

In item 3. The report clearly shows that a finding of significance can be based on "Conflict with any applicable land use plan, policy, or regulation..."

Table IV.A- Also identifies numerous specifics where the planned use conflicts entirely or in the majority (except 19% commercial use), with both the specifics and the intent of the General Plan and Zoning. It also outlines the negligible anticipated tax revenues (\$573 annual revenue after City services expenses) but fails to project the actual loss to the City compared to a compliant project developed in accordance with the zoning and general plan. Presumably this loss to the City and community is in the tens of thousands (also net of City services expenses) annually. The report identifies but fails to mitigate the loss of a Historic structure (the Former Pioneer Inn), and the changes to the character of the Town Center. It fails to address entirely the exclusion of the public by creating a major private property comprising 2.3 acres of the central area of town. Mitigation of all these impacts needs to be addressed. Considering that even the parking issue, which presumably was the focus of the LU-1 item, is not adequately mitigated, and the mitigation of the other land use issues are not addressed at all (beyond just stating that they exist). The EIR fails in all respects to identify credible and adequate mitigation and is fatally flawed in its conclusion of Less Than Significant for Land Use Impacts. The EIR must be revised to show at minimum a Significant impact and more likely a Significant and Unavoidable finding for the project as it is currently proposed.

TRANSPORTATION

Impact TRANS-1 (pp103-113) *note: page 114 appears to be missing from the .pdf file at the City website.* The mitigation proposed for this impact is burdensome for the City, residents, and merchants, and does not adequately resolve the parking shortfall without creating greater problems than it solves. The mitigation and finding of LTS is not persuasive. Similarly, the problem is aggravated by potential future development TRANS-2. The EIR recognizes this impact is significant and worsened by the subject property, but appears to again use the deficient TRANS-1 mitigation measure, which is even less persuasive for

this TRANS-2 impact. The EIR should be revised to show a finding of Significant, even after mitigation, for both of these Transportation Impacts.

NOISE (pp147-156) The EIR noise analysis considers only construction and traffic noise. The EIR fails to consider, and mitigate if necessary, noise from the operation of the proposed facility. Large gatherings of people, particularly those that include group singing, amplified music, boisterous parties such as wedding receptions and other planned uses could generate noise at the limits of the property that could impact sensitive receptors, particularly for outdoor and evening activities. The EIR should be amended to identify typical and credible maximum noise levels from planned uses and determine if community noise impacts are significant. If impacts are significant, mitigation measures should be evaluated.

VISUAL RESOURCES (pp179-192)

The visual simulations included in the EIR are poor, understate the actual visual impacts and obstructed views and appear to be selected to minimize the impact of the structures. The base photographs were taken on overcast days and do not show the views and vistas of Mt. Diablo and other landmarks that will be obstructed by the proposed buildings. The visual simulations should be determined to be not acceptable and redone. Using the current story poles as guides for new photographic visualizations, revised images based on clear day scenes should be prepared. Public vantage points most impacted, rather than least, should be prepared. The view from the southern end of the pedestrian access tunnel to downtown should be depicted, as should the view from both sides of Clayton road and adjacent to the library parking lot immediately across from the proposed main structure. The view from the corner of Main and Oak should also be simulated. The fact that the site will be raised above the flood plain will increase the visual height and bulk of the structures, which must also be considered in the simulations and evaluation. The goals of the visual simulations are to accurately depict significant changes and obstructions to sightlines, not to minimize them. Impacts to visual resources should be re-evaluated based on story poles and improved visualizations. The current LTS finding is based on flawed images and should be completely re-examined.

Note: Unfortunately, as of 10:00 am on June 25th the Story poles had been removed, and I am unable to provide example photographs. According to the Clayton Pioneer article of May 27, 2011, this removal was premature, as they were to remain up throughout the comment period.

V. ALTERNATIVES

In the analysis of the No Project Alternative (p210) the report states this option would not meet the objective of the proposed project, in particular: "would not...Develop a new church space in Clayton to serve the local community and fulfill a public need for spiritual and social gatherings." It should be noted that

this perceived need is in the opinion of the applicants, and does not reflect a factual or consensus opinion of (presumably) the report preparer or the community.

Environmentally Superior Alternative (pp231-232)

The EIR ranks the options considered from the environmentally superior (No Project) and in decreasing order; the Policy Consistent and Mixed Use as the second and third choice options, respectively. The proposed project is the least environmentally desirable.

VI CEQA-REQUIRED ASSESSMENT CONCLUSIONS

The report correctly indicates that the proposed project would create a significant irreversible change by introducing a land use in conflict with the General Plan, the Zoning Ordinance and the Town Center Specific Plan. This impact would commit future generations to a situation that hinders the future development of the Town Center and cannot be mitigated. This Significant Irreversible Change is not in the interests of the community and should be strongly considered by the City Planning Department.

While the report accurately concludes that the No Project alternative is the most environmentally desirable, it overstates the effectiveness of the mitigation measures proposed for the project, in some cases it ignores identified Significant impacts, and in many cases inaccurately concludes that Less Than Significant (LTS) impact can be achieved with the proposed project in its current form. The current EIR is flawed and incomplete and should be revised to reflect actual impacts and those that cannot be mitigated to a LTS level.

If the EIR is accurately prepared, it will show that the proposed project creates Significant and Unavoidable negative impacts to the community and is not a use for the property that should be approved. The City of Clayton Redevelopment Agency and Community leaders should hold substantive negotiations to repurchase the property from the current owners as the EIR proposes, since their plans are not compatible with the City's General Plan, and they deserve to have resources available to purchase a more appropriate permanent facility while they continue their services at Diablo View Middle School in the interim.

Sincerely,



Robert Ikenberry
Clayton Resident

Trees

Size	Type	Keep/Cut	
84"	Eucalyptus	Keep	1
72"	Pepper	Cut	
40"	Pine	Keep	1
38"	Oak	Keep	1
30"	Pepper	Cut	
30"	Pepper	Keep	1
28"	Olive	Cut	
28"	Olive	Cut	
24"	Sumac	Cut	
24"	Palm	Cut	
24"	Pepper	Keep	1
20"	Pepper	Cut	
18"	Pepper	Cut	
16"	Oak	Cut	
16"	Pine	Cut	
14"	Oak	Keep	1
14"	Oak	Keep	1
14"	Pepper	Cut	
14"	Pepper	Cut	
14"	Oak	Cut	
14"	Oak	Cut	

David Woltering

From: Terry Lunsford [terry@thehelix.com]

Sent: Saturday, June 25, 2011 4:32 PM

To: dwoltering@ci.clayton.ca.us

Subject: downtown church project

I would love to see a church built downtown, instead of an ugly open space or another retail only building, that doesn't have potential clients waiting to rent space. All small towns have a church in the middle of it, as a unifying place to gather. We already have a new 2-story business building built downtown, and I know that the city has plans to build another one where the old engineering building is on Oak street. So I don't see any problem with the church building on the vacant lot on Main street. I know their plans are to stay in keeping with the current look and style of downtown buildings being western. I also know they are also wanting to please the city by having the first floor be retail on the front of main street. I know they would not have any problem filling that retail space, because there are many entrepreneurs in the church who would love to have a business in close proximity to church events. Church members love to support each others businesses, so they know they would not fail by being associated with church rental space. If the church doesn't build there, the city would allow someone else to build the same type of two story buildings there anyway, and we can't even fill all the space in the current new building that is already on Oak Street. How many more two story, business only, buildings do we need to have downtown? I don't really see businesses jumping to fill our available space currently, that we have?? As far as I'm concerned, having the church downtown will only bring more foot traffic to our town, which we need, to support our current businesses. As far as the "big traffic concern" people seem to have, the only time a church has lots of traffic is on a sunday morning, and as far as I know, all the businesses downtown are closed sunday morning, so who exactly would the church be competing with for downtown parking??? No one comes downtown on a sunday morning currently, so it seems to me that there would be plenty of parking for sunday morning church goers. I don't see a problem here with that at all. More people coming downtown, means more people will see the new businesses coming into the new buildings, which is free advertising for the businesses, and more foot traffic and success for all of them in the future. Maybe some people should forget the fact that it is a "church" and realize what a positive impact having many people in our town on a Sunday morning would have for any businesses that plan to open on Sunday for lunch. Lots of hungry churchgoers like to eat out together for lunch, and that means more business for those smart enough to be open after church lets out on Sunday. The Lunsfords support the downtown church building project wholeheartedly.

Tim & Terry Lunsford
Clayton, CA 94517
C. (925) 260-4100
Terry@thehelix.com

6/29/2011

David Woltering

From: WRWalcutt@aol.com
Sent: Saturday, June 25, 2011 11:20 AM
To: dwoltering@ci.clayton.ca.us
Subject: Clayton Community Church EIR

David Woltering,

I was shocked and saddened to see the grotesque assemblage of timbers (story poles) assaulting our little town. After finding out the enormity of this project, I have four words----Are you kidding me?:

My husband, as a former Clayton Mayor, worked closely with the founding fathers of this town to develop a plan to protect the small unique character of our historic downtown. I do not believe this is the vision they, and most Clayton residents, had in mind.

The EIR does not address the height, size and density of this project. Please reevaluate these concerns along with the parking, traffic and loss of tax revenue.

I hope the Clayton Community Church will find a more appropriate location for this project within our community. I have faith that the Rev. Shawn will see the light.

Pamela Walcutt.
423 Mt Sequoia Ct
Clayton, CA 94517

6/29/2011

David Woltering

From: Julie Giovannoni [julesgio1964@yahoo.com]
Sent: Saturday, June 25, 2011 12:29 AM
To: dwoltering@ci.clayton.ca.us
Subject: Church

I am writing to let you know that I totally support the new church going in downtown Clayton and know it will only Build to it's charm.
Thank you,
Julie Giovannoni

Sent from my iPhone=

David Woltering

From: Grutzmacher, Edward [egrutzmacher@meyersnave.com]

Sent: Friday, June 24, 2011 3:56 PM

To: David Woltering

Subject: Comments on CCC DEIR

Mr. Woltering,

One more minor question regarding the DEIR. On page 71 the DEIR states that three oak trees will be removed. Can you please confirm the number and location of these trees? CCC believes that there are only two.

Thanks,

Edward Grutzmacher

MEYERS NAVE

555 12th Street, Suite 1500

Oakland, California 94607

Phone: 510.808.2000

Fax: 510.444.1108

egrutzmacher@meyersnave.com

www.meyersnave.com

www.publiclawnews.com

CONFIDENTIALITY NOTE:

This email may contain material that is confidential, privileged and/or attorney work product for the sole use of the intended recipient. Any review, reliance or distribution by others or forwarding without express permission is strictly prohibited. If you are not the intended recipient, please contact the sender and delete all copies.

IRS CIRCULAR 230 DISCLOSURE:

To comply with IRS regulations, we advise you that any discussion of Federal tax issues in this e-mail was not intended or written to be used, and cannot be used by you, (i) to avoid any penalties imposed under the Internal Revenue Code or (ii) to promote, market or recommend to another party any transaction or matter addressed herein.

Reduce. Reuse. Recycle. Re-planet.



555 12th Street, Suite 1500
Oakland, California 94607
tel 510.808.2000
fax 510.444.1108
www.meyersnave.com

Edward Grutzmacher
Attorney at Law
egrutzmacher@meyersnave.com

June 24, 2011

Via email and US Mail

David Woltering, AICP
Community Development Director
City of Clayton City Hall
6000 Heritage Trail
Clayton, CA 94517-1250
dwoltering@ci.clayton.ca.us

**Re: Clayton Community Church Project
Comments on Draft EIR**

Dear Mr. Woltering:

Meyers Nave represents the applicant, Clayton Community Church ("CCC") with respect to the Clayton Community Church Project ("Project") currently pending before the City of Clayton ("City"). This letter contains CCC's comments on the Draft Environmental Impact Report ("DEIR") for the Project. Please note that CCC will submit an additional letter after the publication of the Final EIR detailing the Project's benefits to Clayton community and addressing the concerns with the Project raised by members of the community.

Introduction

First, CCC would like to thank the City Staff, the City's consultants, LSA, and LSA's sub-consultants for all of the time and effort that has been put in to preparing the DEIR. CCC understands that preparing the DEIR required the skill and knowledge of multiple professionals from a variety of disciplines and that the DEIR represents the combined efforts of these professionals. CCC also understands that it would be impossible for the DEIR to be a perfect document. The California Environmental Quality Act ("CEQA") recognizes this fact in providing for the comment period on the DEIR and allowing the City to make necessary revisions to DEIR in the Final EIR. It is in this spirit of assisting the City in creating a more accurate EIR that CCC offers the following comments and questions.

Project Description

The actual proposed sanctuary seats 485 instead of the 500 examined in the EIR. While CCC acknowledges that the higher seat number provides for a more conservative analysis of the Project's impacts, CCC asks that the City explain to the public and decision makers that the lower number of seats in the proposed project will result in a correspondingly lower number of parking space requirements and that the Project's anticipated traffic volumes will be lower than currently projected in the DEIR. Moreover, since the EIR has identified significant impacts resulting from the Project's parking demand, which is directly related to the number of seats in the sanctuary, the City should ensure that any mitigation placed on the Project reflects actual number of seats in the proposed sanctuary rather than the higher number used for the analysis.

Church Operations

There are a number of inaccuracies regarding CCC operations that may impact traffic and parking demand generation numbers. CCC requests that the EIR be revised to reflect the accurate numbers and, to the extent that the higher numbers were used to evaluate anticipated traffic generation and parking demand, that these evaluations be modified to reflect the more accurate numbers of attendees.

Sunday services are offered at 9 am and 10:45 am. The services are planned for 75 minutes each. This allows for 30 minutes of transition time between the first and second services to ensure that there is not a significant overlap in parking demand. In addition, since the second service is scheduled to end at 12 noon, should the Church use the Library parking lot for Sunday services, this would provide ample time for vehicles to exit before the time the Library opens at 1 pm.

Easter Service usually generates approximately 1,000 attendees total, not 1,000 for each service as indicated in Table III-2.

The Church's annual banquet has approximately 200 in attendance, not the 900 – 1,000 described in Table III-2.

There is no Monday Morning Bible Study as described in Table III-2.

The Thursday Evening Bible Study generally has 8 – 10 attendees instead of the 35 – 50 described in Table III-2.

Table III-2 states that the approximate attendance for weddings and funerals is "not determined," but page 96 indicates that these events may generate up to 1,000 attendees. In CCC's estimation, the attendees for weddings and funerals is much lower than 1,000 with even large events generating no more than 200 – 300 attendees.

Parking Analysis

City Municipal Code Parking Requirements

The DEIR's discussion of the parking demand numbers is somewhat confusing. On page 29 the DEIR indicates that the total parking demand under the Clayton Municipal Code is 222 spaces. On page 71 (Table IV.A-1), the DEIR indicates that the total parking demand under the Clayton Municipal Code is 204 spaces. On page 103, Impact Trans-1 indicates that the total parking demand under the Municipal Code is 236 spaces, but then applies the City's Schedule 17.37.030D to reduce the total necessary parking to 201 spaces. Please clarify the actual parking demand under the City's code and explain the methodology for reaching that conclusion.

Impact Trans-1 Parking Demand Generation Methodology

CCC has some questions and concerns regarding the parking demand methodology discussed under Impact Trans-1 (DEIR, p. 103 *et seq.*). Initially, the analysis uses traffic demand numbers from the City's Municipal Code which, if calculated accurately, would be the appropriate approach to calculating traffic demand numbers. However, the analysis appears to discard the parking demand numbers required by the City Code and then purports to undertake a "real world" analysis. What is the authority for deviating from the City's Municipal Code for determining parking demand numbers? Shouldn't developers be entitled to rely on the demand numbers set forth in the City's Municipal Code to design and plan their projects? Have any other development projects in the City been evaluated using traffic demand numbers different from those in the City's Municipal Code? If so, which ones?

Even assuming using the "real world" analysis instead of City Municipal Code requirements is supported, the "real world" analysis contains a number of flaws and unsupported assumptions that are used to reach the conclusion that the Project's sanctuary would actually generate a parking demand 117 spaces higher than that set forth in the City's code. First, there appears to be a clerical error in translating the trip generation numbers set forth in Appendix B to the EIR to parking demand. The highest peak demand number of vehicle trips "in" to Diablo Middle School was 118, not 132 as set forth on page 104 of the EIR. (See Appendix B, "Clayton Trip Generation Study" dated 10/10/2010.) In addition, parking demand is not the same as trip generation, and Appendix B also indicates that 6 vehicles left Diablo Middle School during this peak hour. Thus, the peak hour parking demand would only be 112 spaces. Applying 112 vehicles to the 242 attendees generates a vehicles-per-person rate of 0.46, and, applying this rate to the 500 person sanctuary would result in a demand for 230 spaces. This is still far above the parking requirements of the City Code, but at least is accurate for the model being applied. However, the model contains further unsupported assumptions that call its utility into question entirely. For example, the trip generation numbers appear to simply be vehicle counts for cars exiting and entering the Middle School. However, even on Sunday morning, the Middle School is used for non-Church uses including, but not limited to soccer games, dog walkers, joggers, and hikers.

The “real world” analysis doesn’t factor-out these non-church users. Moreover, the “real world” analysis doesn’t take into account location. Diablo Middle School is located well away from the Town Center and from most of the concentrated residential development, which encourages people to drive to attend church there. By contrast, the Project site is located closer to residential neighborhoods and it is far more likely for attendees to walk or bike to the site.¹

Moreover, under this methodology, the City should use actual numbers for the cumulative parking demand as well. For example, Table IV.B-6 discusses parking demand for other Downtown locations using demand numbers generated by applying the Municipal Code standards. However, almost all of these locations are closed on Sunday mornings, and many are closed in the evenings during the week and, therefore, would require little or no parking supply.

Similarly, CCC has questions regarding the “demand” numbers used for the Project during peak periods. For example, Table IV.B-7 shows that the Sanctuary would generate the need for 95 parking spaces at 6 PM on a weeknight. The footnote 2 to Table IV.B-7 indicates that the Table uses the same over-estimated vehicles-per-person ratio discussed above,² but even using that ratio, what is the evidence to support the need for 95 spaces? Applying the 0.55 persons-per-vehicle ratio would result in an influx of more than 172 people to the sanctuary every night of the week. CCC simply does not have any events that generate that amount of attendance at 6 PM on a weeknight. Changing any of the flawed assumptions would eliminate the 11 space deficit predicted by the analysis.³

CCC has similar concerns regarding Table IV.B-8 and the conclusions reached from that table. Again, utilizing the 0.46 ratio would, by itself reduce the parking demand for the sanctuary from 284 to 230, eliminating by itself the 54 space deficit. Using the City’s Municipal Code standards, as was done for the remainder of downtown, would bring the Sanctuary demand down to 167, even before applying the Schedule 17.37.030D reductions, which would result in a surplus of 63 spaces. In addition, CCC questions the assumptions made in Table IV.B-8 concerning the utilization of other Downtown locations. On what basis does the EIR assume that Downtown restaurants are 90% occupied at 11 AM on

¹ Taking off my lawyer hat and putting on my Clayton resident hat, my family and I live within 0.5 miles from the Project site and walk to the downtown regularly. We never walk to the Middle School.

² Note, this adds yet another flaw to the “real world” analysis. Even assuming that vehicle-per-person ratio for Sunday morning service was accurate, what evidence is there to support using these same numbers for weekday evening events. For example, one of the weekday events is a high school youth group. Most high school students do not drive but are instead dropped-off and picked-up generating no parking demand whatsoever. This would mean that using the Sunday morning person-to-vehicle ratio would vastly overstate the number of parking spaces required.

³ For example, with 100 sanctuary users – still an insupportably high number – at the 0.55 ratio of persons-per-vehicle would result in a parking demand of 55 spaces, eliminating the 11 space deficit. Using the same number of sanctuary users, 173, and the 0.46 persons-per-vehicle ratio that the actual traffic counts suggest would result in a demand for about 80 spaces, also eliminating the 11 space deficit. Using both 100 users and the 0.46 ratio cuts the estimated demand in half to 46 spaces, leaving a surplus of approximately 38 spaces.

Sunday morning? Most, if not all of the Downtown restaurants are not open for business at all on Sunday morning. If this assumption was changed to 50% -- which is still high considering none of the restaurants are open -- the resulting parking demand would shrink from 141 spaces to 78 spaces resulting in a surplus of spaces downtown even using the highest parking demand numbers for the sanctuary at 284.

CCC recognizes that parking supply for the Project will be a challenge to work through with the City and CCC's neighbors. However, the EIR appears to make this challenge all the more difficult to overcome by over-estimating the parking demand requirements using questionable methodology. CCC hopes that the City takes a close look at this issue and provides updated, and accurate, parking supply numbers for the Final EIR.

Land Use

For the record, CCC would like to note that it has rented both the Library for Sunday morning services in the past and Endeavor Hall for Sunday morning youth gatherings without generating significant traffic or parking impacts or negatively affecting the downtown businesses. Similarly, CCC has operated its summer movie nights and Labor Day Soap Box Derby for years without significant traffic or parking impacts or negatively affecting the downtown businesses.

FEMA Flood Zone

In sections III.A.3 and IV.H.1.d, CCC suggests adding the sentence "The flood depth for the Project site is 1 foot based upon the FEMA Flood Insurance Rate Map Number 06013C0308F, dated June 16, 2009." If the City needs a copy of this map, please let us know.

Off-Site Alternative

CCC appreciates the City's efforts in examining an off-site alternative as a part of the reasonable range of alternatives studied in the DEIR. However, please note that CCC has conducted discussions with the owner of the Sorenson property and he is not willing to sell the land. Thus, it does not appear that this alternative is feasible under CEQA.

Comparison With Other Local Church/Shopping Center Interactions

CCC was hoping to see information included in the EIR regarding how other local churches interact with commercial development and the impacts those churches may have, both positive and negative, on the shopping centers in which they are located. For example, Hope Center Covenant Church is located in the Hillcrest Shopping Center in Pleasant Hill, Shelter Covenant Church is located adjacent to Todos Santos Plaza in Concord, and Golden Hills Community Church is located adjacent to the commercial development at the intersection of Lone Tree Way and Shady Willow Lane in Brentwood. We hope that the forthcoming economic analysis will include such information.

Conclusion

CCC would like to thank the City for the opportunity to comment on the DEIR. We look forward to continuing to work with the City in the environmental review of this important project.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Edward Grutzmacher', with a long horizontal flourish extending to the right.

Edward Grutzmacher

1538.002

David Woltering

From: David T. Shuey [shuey@rankinlaw.com]

Sent: Friday, June 24, 2011 3:48 PM

To: 'Al Acuna'; hank_stratford@yahoo.com; councilmanGeller@aol.com; joe@claytoncouncil.com; juliepierce@comcast.net; hankstratford@yahoo.com

Subject: RE: Charter School & Church

Dear Al and Patti,

Thank you for your email regarding our recent actions on the charter school. Because this is a complicated issue, I would prefer to talk to you on the phone if possible as it would take considerable time to write down a complete response. However, in short, while I have a personal interest given my children, it is also of public interest to, at a minimum, anyone with children in Clayton since CV is the only public school that all Clayton kids would be within the jurisdiction. In addition, since the condition/ratings of schools is a major impact on home values, it can be argued that CVHS's condition/rating is important to all homeowners and businesses. This issue was discussed considerably, with the pros and cons, at our council meeting and I would urge you to review the meeting if you have not. Every councilmember supports going forward with the Charter School and it was a 4-1 vote to support the loan to the effort because it was clear that without the money being put forward the charter school effort would not have been able to proceed to fruition, which it was able to with our loan. There was no time to explore significant other ways to raise funds and the majority of council believed this was a proper use of City Funds. Remember, this was a loan, which assuming the charter school goes forward as planned, will be repaid when possible. In addition, the CBCA is set to vote on potentially contributing some or all of the loan amount expended by the City at their next meeting on July 30. In short, the majority of the council believed and continues to believe that this emergency loan was appropriately made to ensure that our City's children have a safe, clean and good public high school to attend in order to prepare them for their lives. In addition, this should improve the property values for all Clayton residents as the quality of education improves as has been shown with other conversion charters.

Again, I would be happy to discuss further specifics and issues with you if you would provide me with a contact number and time I could call you. Or you can call me on my cell at 510-390-0478.

As to the Church issue, as councilmembers, we are specifically not pre-judging the proposal before it comes to us from the planning commission. Therefore, your email is being forwarded to our staff for inclusion in the Planning Commission's consideration of the issues which is currently ongoing. When and if the project comes to the Council, your email will be part of the public record we will review.

As to your concern regarding my involvement in the process I have several quick

6/29/2011

responses but would also be willing to discuss it with you on the phone. First, I am not and have never been an official member of the church. My family and I did attend the church many years ago but have not attended services in many years. I also did go to Bible Study with the pastor and a group of men in the past, but have not gone in over a year.

Interestingly, during the last election I was accused of being biased by both sides of the issue and my response now is the same as then: I have not pre-judged this issue and will not pre-judge it before it comes to the Council. I have no personal agenda with regards to the Church. I would please ask that you not pre-judge me or my "agenda" based on incomplete facts, rumor or innuendo. Ask me directly. I am happy to answer any questions you have regarding my involvement with the church, its pastor or any members. Again, we can discuss this when we discuss the charter school issue.

I look forward to talking with you on this issue and again thank you for being an involved citizen.

Shoe

David "Shoe" Shuey
Mayor
City of Clayton

David T. Shuey
Rankin, Sproat, et al
1970 Broadway, Suite 1150
Oakland, CA 94612
(510) 465-3922
(510) 465-3006

This email message is intended to be confidential and may be legally privileged. If you are not the intended recipient of this message, you are hereby notified that any unauthorized review, use, disclosure or distribution of it is prohibited. If you are not the intended recipient, please notify the sender by return email and destroy the material you have received in error.

From: Al Acuna [mailto:alacuna@sbcglobal.net]

Sent: Wednesday, June 22, 2011 3:21 PM

To: hank_stratford@yahoo.com; councilmanGeller@aol.com; joe@claytoncouncil.com; juliepierce@comcast.net; hankstratford@yahoo.com; David T. Shuey

Subject: Charter School & Church

Dear City council members: I wanted to express my displeasure regarding a recent decision of the city council to give a \$5,000 unsecured loan of clayton taxpayer money to a group of teachers at Clayton Valley High School in order for them to pay expenses for determining whether or not they wanted to be a charter school. all I read and hear about is how tight the city of Clayton's budget is the last few years. In fact we have asked city workers to give up benefits and go on reduced hours in order to balance our city's budget. Yet we can "give" a group of teachers in a school that is not even in the city of Clayton an unsecured loan of \$5,000. clayton Valley High School is in the Mt. Diablo Unified School District with a school board that is duly elected by the citizens of the school district giving them

6/29/2011

the expressed responsibility to run and operate the schools in the district. I believe your decision to fund these teachers, who at that point-in-time, were investigating whether or not the staff wanted to be a charter school. I felt it was a slap in the face to the school board informing them that the Clayton City Council disapproved of the way they were operating Clayton Valley High School.-, which by the way services students not just from Clayton but also from Concord, Bay Point and Walnut Creek. I did not vote for Clayton City Council members to operate nor make decisions regarding the Mt. Diablo Unified School District. There should have been further public debate on tax payer money that is so frivolously being spent. I have been a citizen of Clayton since 1976 and am also a retired public school educator and I definitely do not approve of your action.

I also want you to know that and I group of my neighbors do not want any zoning changes from the current downtown plan to accommodate the proposed downtown church. There should not be a church in the small downtown area of Clayton. There is inadequate parking for the church now and to assume that surrounding businesses should give up their parking for Sundays and other church events if the church is expanded is not acceptable. The story poles also showed that the two story structure would be a blight in the downtown area. The church really needs to look elsewhere for land for their church & congregation and I hope that our mayor who is a member of the church can excuse himself from the final decision making. Our tax base for Clayton, especially the downtown area, needs commercial businesses and financial income. A church is unacceptable in our tiny downtown area.

Respectfully,

Al & Patti Acuna
5962 Cardinet Drive
Clayton, CA
alacuna@sbcglobal.net

David Woltering

From: LaurelCr1@aol.com
Sent: Friday, June 24, 2011 3:40 PM
To: dwoltering@ci.clayton.ca.us
Subject: Response to the EIR for CCC

June 24, 2011

Re: Response to the EIR for the Clayton Community Church Project

Dear Mr. David Woltering, Clayton Community Development Director:

My family and I are Clayton residents and have lived in this beautiful city for over 14 years. I have read the 250 page EIR for the Clayton Community Church Project and am deeply concerned that it contains inaccuracies and incomplete information. Therefore, I believe the EIR does not adequately represent the impact the project will have on our city. Below are my concerns:

Point 1: Historical Resources - inaccuracy

It is important that the city and its citizens maintain the character and charm of Clayton; yet the CCC project intends to demolish the historic Pioneer Inn constructed in 1858 and rebuilt in 1951. The Pioneer Inn has tremendous historical significance, as well as a fascinating and eclectic past. It lends value and charm to our city.

Erroneously, the EIR claims the Pioneer Inn is not a historic resource even though it appears on several historic registries and is listed in the Town Center Specific Plan as a historic resource. It is inaccurate and shortsighted to denying the Pioneer Inn its rightful status as a historic resource.

Point 2: Visual Resources – inaccuracy

Clayton's town center is cherished by its residents for its natural setting, rich history and western-style architecture. On page 180 of the EIR, the report claims the CCC project would "demonstrate an overall design integrity" and be "compatible with existing development." These claims are not true.

The church buildings will be located on the western entrance of the city, described in the Town Center Specific Plan as "one of the most dramatic features of Clayton." The project encompasses over 42,000 square feet with four buildings that will be squeezed into an area considered a city entrance.

The CCC buildings will be over-sized compared to the other historic buildings in the Town Center. While I would consider Endeavor Hall compatible with existing development, the massive CCC church will dwarf other businesses, becoming an unintended focal point.

6/29/2011

In addition, the project is not compatible with the purpose and intent of the Town Center Plan. The CCC project will be built on prime land designated Commercial; yet the church will not contribute to Clayton's economic growth. The EIR states that "expansion of religious assembly into areas designated Commercial will conflict with the policies outlined in the General Plan, Zoning Ordinance, and the Town Center Plan, which seek to insure that the Town Center remains predominantly commercial in nature."

How can this project demonstrate "design integrity" and "compatibility" with surrounding businesses, when it conflicts with basic city policies outlined in the General plan, Zoning Ordinance and Town Center Plan? The EIR is inaccurate and inconsistent.

Point 3: Building Use – lack of information, lack of clarity

On page 28, the EIR describes the church buildings and their intended uses. The EIR states, "For the purpose of this analysis, it is assumed that the retail space in Building 2 would be rented by Clayton Community Church to non-church tenants." It continues to state, "For the purpose of this analysis, it is assumed that the retail and office space in Building 3 would be rented by Clayton Community Church to non-church tenants."

The word "assume" means "to believe something is true based upon general unproven observations and reports." The EIR bases much of its content on the assumption that retail and office spaces in buildings 2 and 3 will be rented to non-members and will contribute revenue for the city. The report lacks validity due to this assumption.

Point 4: Consumption of Nonrenewable Resources - inaccurate / incomplete

The EIR contends that no nonrenewable resources will be harmed by the project, although it concedes 48 trees are located on the designated property. Fifteen of these trees are oaks, and 3 are scheduled to be destroyed. The matter of tree removal is inadequately addressed in the EIR and further information is required.

Conclusion

The purpose of the EIR is "to be used by the City and other agencies when deliberating on required permits and approvals for use by the city to make changes to city policies." (page 62). Since the EIR contains inaccuracies, missing information, and lapses in clarity, I believe it is not a viable document to support the CCC project, nor should it be used to promote changes in city policies.

The CCC project threatens the beauty, historic resources and lifestyle of Clayton. The project will require significant changes to existing city policies – policies that were thoughtfully established to protect the town and its citizens. Such required changes include a General Plan Amendment; Zoning Ordinance Amendment; Specific Plan

Amendment; Development Plan and Use Permit Approval; and Tentative Parcel Map Approval. Moreover, the CCC project does not guarantee revenue, although it will increase air pollution, noise pollution and street congestion. Please preserve and protect Clayton so it can be appreciated by current and future generations.

Thank you for your time.

Sincerely,

Laurel Crockett

David Woltering

From: Marlyne Hadley [mlhadley@pacbell.net]
Sent: Friday, June 24, 2011 1:33 PM
To: David Woltering
Cc: Marlyne Hadley
Subject: Additional Comment on Draft EIR

June 24, 2011

David Woltering, AICP, Community Development Director

I am submitting an additional comment covering the liquor license item.

1) Clarification should be given that the proximity of the church as well as the proposed teen center INVITES the potential for the ABC to deny the issuance of a new liquor license. The ABC code #23789 leaves it open for the public, which includes the CCC, to show cause on why the license should not be granted. The Draft EIR's coverage of this issue does NOT cover the POTENTIAL risk to new applications for liquor licenses (both on and off premises) should this project be approved.

The ABC Code contains wording under the 'Churches and Hospitals' section of code #23789 in paragraphs 2, 3 and 4 that bear mentioning. In paragraph 2, it states that the church may supply adequate basis for denial of such license as being INIMICAL to public moral and welfare. In paragraphs 3 and 4, it states that even though a pastor of a church, who was seeking a zoning ordinance change for church construction, gave an unwritten promise not to object to a liquor license for a business to apply for a new license, it is not binding on the ABC to consider this unwritten agreement. (The full section on this Code follows my signature for convenience of verification.)

Also worth noting is that the ABC-251 form STATEMENT RE: CONSIDERATION POINTS requires the applicant to include, among other things, all churches and youth facilities within 600 feet.

Respectively submitted by Marlyne Hadley, 527 Hamburg Circle, Clayton

Following is the cut and paste from the current code that I cited above.

137 BUSINESS AND PROFESSIONS CODE § 23789

§ 23789. On-sale retail license for premises located

near church, hospital, schools and public

playgrounds, or nonprofit youth facilities

(a) The department is specifically authorized to

6/29/2011

refuse the issuance, other than renewal or ownership
transfer, of any retail license for premises located
within the immediate vicinity of churches and hospitals.

(b) The department is specifically authorized to
refuse the issuance, other than renewal or ownership
transfer, of any retail license for premises located
within at least 600 feet of schools and public playgrounds
or nonprofit youth facilities, including, but not
limited to, facilities serving Girl Scouts, Boy Scouts, or
Campfire Girls. This distance shall be measured pursuant
to rules of the department.

Added Stats 1953 ch 152 § 1. Amended Stats 1955 ch 447 § 52; Stats
1959 ch 803 § 1; Stats 1984 ch 273 § 1, effective July 3, 1984; Stats
1992 ch 678 § 1 (SB 1315).

Amendments:

1955 Amendment: Substituted "The department" for "The board".

1959 Amendment: (1) Added ", other than renewal or ownership
transfer," in the first paragraph; (2) added "and" before, and deleted
"schools, and children's public playgrounds" after, "hospital" at the end
of the first paragraph; and (3) added the last paragraph.

1984 Amendment: Added "or nonprofit youth facilities, including,
but not limited to, facilities serving girl scouts, boy scouts, or campfire
girls" in the second paragraph.

1992 Amendment: (1) Added subdivision designations (a) and (b);
(2) substituted "any retail license" for "on-sale retail licenses" after
"transfer, of" in subds (a) and (b); and (3) deleted "further" after "The
department is" in subd (b).

Historical Derivation:

Stats 1935 ch 330 § 13.

Note—Stats 1984 ch 273 provides:

SEC. 4. If any provision of this act or the application thereof to any

person or circumstances is held invalid, the invalidity shall not affect other provisions or applications of the act which can be given effect without the invalid provision or application, and to this end the provisions of this act are severable.

Cross References:

Rules and regulations by department: B & P C § 25750.

Prohibition against sale of liquors near certain institutions: Pen C

§§ 172 et seq.

Collateral References:

Cal. Forms Pleading & Practice (Matthew Bender®) ch 18 "Alcoholic Beverage Licenses".

Cal. Points & Authorities (Matthew Bender®) ch 15 "Alcoholic Beverage Licensing" § 15.20.

Cal. Legal Forms, (Matthew Bender) §§ 18.01[2], 18.200[1].

Attorney General's Opinions:

Word "schools" as not including schools of cosmetology; authority of department to refuse licenses to establishments in proximity to such schools. 51 Ops. Cal. Atty. Gen. 35.

Annotations:

"School," "schoolhouse," or the like within statute prohibiting liquor sales within specified distance thereof. 49 ALR2d 1103.

"Church," or the like, within statute prohibiting liquor sales within specified distance thereof. 59 ALR2d 1439.

Measurement of distances for purposes of enactment prohibiting sale, or license for sale, of intoxicating liquor within given distance from church, university, school, or other institution or property as base. 4 ALR3d 1250.

Validity, under federal and state establishment of religion provisions, of prohibition of sale of intoxicating liquors on specific religious holidays. 27 ALR4th 1155.

NOTES OF DECISIONS

6/29/2011

1. Generally

2. Churches and Hospitals

3. Schools and Playgrounds

1. Generally

Department's investigations in connection with applications for liquor licenses must be made with view to protection of public welfare and morals. *Schaub's, Inc. v. Department of Alcoholic Beverage Control* (1957, Cal App 2d Dist) 153 Cal App 2d 858, 315 P2d 459, 1957 Cal App LEXIS 1570.

Any regulations of liquor traffic by way of exceptions in respect to churches and schools should be liberally construed in favor of such regulations and against applicants for license to sell liquor within prescribed areas. *Schaub's, Inc. v. Department of Alcoholic Beverage Control* (1957, Cal App 2d Dist) 153 Cal App 2d 858, 315 P2d 459, 1957 Cal App LEXIS 1570.

Decision of Department of Alcoholic Beverage Control to issue general off-sale liquor license to super market located in close proximity to high school, church, public swimming pool, proposed children's playground and location on which YMCA building was to be erected, and that such action was not contrary to public welfare and morals, was supported by substantial evidence, despite conflicting testimony by witnesses for school, church and YMCA, since ultimate question was peculiarly question for departmental resolution and there was no abuse of discretion in its determination. *Board of Trustees v. Munro* (1958, Cal App 3d Dist) 163 Cal App 2d 440, 329 P2d 765, 1958 Cal App LEXIS 1518.

In determining whether issuance of liquor license would be inimical to general welfare or public morals, Department of Alcoholic Beverage Control is entitled to consider applicant's integrity as shown by his previous business experience, kind of business to be conducted on licensed premises, probable manner in which it will be conducted, type

of guests and probability that their consumption of alcoholic beverages will be moderate, nature of protest made to issuance of license, and any conflict that use of license might have with church in area and activities that it conducts. *Koss v. Department of Alcoholic Beverage Control* (1963, Cal App 4th Dist) 215 Cal App 2d 489, 30 Cal Rptr 219, 1963 Cal App LEXIS 2524.

2. Churches and Hospitals

The mere fact that churches are in the immediate vicinity of the premises does not establish an abuse of discretion in granting of license. *Altadena Community Church v. State Board of Equalization* (1952, Cal App) 109 Cal App 2d 99, 240 P2d 322, 1952 Cal App LEXIS 1803.

There is no provision, or regulation by department, that department may refuse "off-sale" license in immediate vicinity of church, but nevertheless proximity of license premises to church may supply adequate basis for denial of such license as being inimical to public morals and welfare. *Schaub's, Inc. v. Department of Alcoholic Beverage Control* (1957, Cal App 2d Dist) 153 Cal App 2d 858, 315 P2d 459, 1957 Cal App LEXIS 1570.

Fact that when church was seeking zoning ordinance so that its edifice could be constructed, president of store signed petition to grant such zoning ordinance on unwritten promise of then pastor that church would not object to liquor license for store its president planned did not aid store in application for such license. *Schaub's, Inc. v. Department of Alcoholic Beverage Control* (1957, Cal App 2d Dist) 153 Cal App 2d 858, 315 P2d 459, 1957 Cal App LEXIS 1570.

Though department was entitled to give consideration to unwritten agreement between pastor of church and store owner that church would not object to liquor license for store, it was not binding on department in arriving at its decision on application for license.

Schaub's, Inc. v. Department of Alcoholic Beverage Control (1957, Cal

App 2d Dist) 153 Cal App 2d 858, 315 P2d 459, 1957 Cal App LEXIS

1570.

Specific authorization in this section of Department of Alcoholic Beverage Control to refuse issuance of on-sale retail licenses for premises located within immediate vicinity of churches, cannot impair constitutional requirement of showing of "good cause" for refusal of license, and does not determine that proximity of premises to church is in and of itself "good cause" for refusal of license; in every such case, department is bound to exercise legal discretion in passing on application.

Martin v. Alcoholic Beverage Control Appeals Board (1961) 55 Cal

2d 867, 13 Cal Rptr 513, 362 P2d 337, 1961 Cal LEXIS 268.

Location of church near premises for which liquor license is proposed

does not require finding, as matter of law, that issuance of license

therefor would be contrary to public welfare or morals. Koss v. Department

of Alcoholic Beverage Control (1963, Cal App 4th Dist) 215 Cal App 2d

James L. Carolan
1030 Panadero Ct.
Clayton, CA 94517
925-817-9916
jim.carolan@beam-reach.net

June 24, 2011

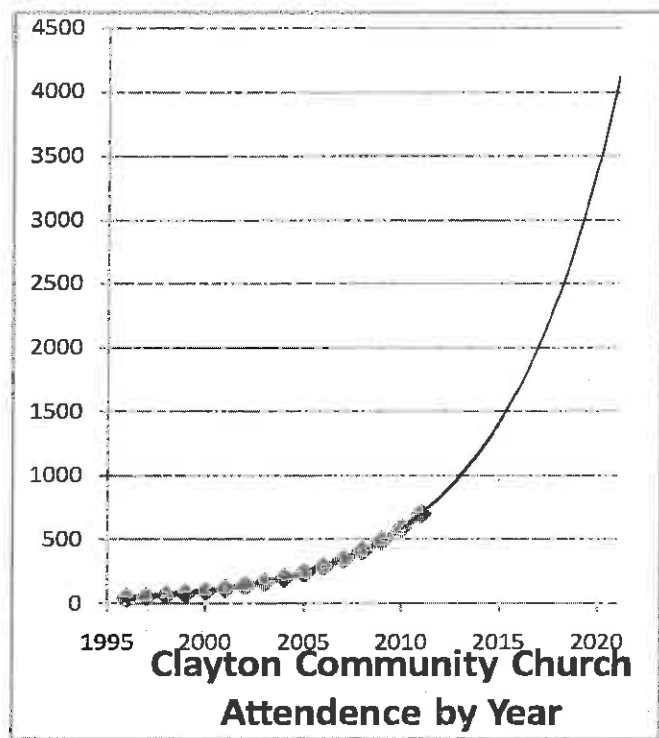
Mr. David Woltering, AICP
Community Development Director
City of Clayton
600 Heritage Trail
Clayton, CA 94517

RE: Comment on the Clayton Community Church Draft EIR

Dear Mr. Woltering,

Thank you for inviting the citizens of Clayton to comment on the Draft Environmental Impact Report dated May 2011 as prepared by LSA Associates, Berkeley, CA 94710. It is clear from the Draft EIR document on the Clayton website that a great deal of effort, thought and expense has gone into this project. However, it is not clear to me that the draft EIR adequately addresses the issue of likely growth of the Clayton Community Church and the resulting impact such growth might have on the City of Clayton and its residents in the future.

The purpose of this communication is to urge you incorporate an adequate plan to accommodate the likely growth of the Clayton Community Church in the final Environment Impact Report.



Pursuant to the issue of growth, the Clayton Community Church website, <http://www.claytoncc.com/#/about>, reports church attendance of about 50 sometime between startup in the Spring of 1996 and September 23, 1996 when the church held its first service in the Diablo View Middle School. The website reports an attendance of 700 people presently.

Now, we don't know exactly how the church grew during the period 1996 – 2011, but we do know the endpoints and a reasonable model for the growth might be using an average compounded annual growth for the known period and then extrapolating this for some time into the future.

The graph to the left illustrates the known church growth from 50 to 700 people from 1996- 2011 (the blue data points are generated by an average annual

growth of 19.5%). This is described by an exponential trend line which allows us to predict the church growth for the period 2011 – 2020. The trend line predicts an attendance of 3454 people by 2020.

Now, one might argue that the church cannot maintain an average compounded growth rate of 19.3% and perhaps it can't, but we do know that Pastor Shawn Robinson and his team clearly are doing something which works well and it does not seem reasonable that the church will not grow substantially in the future. Perhaps the known average growth rate of 19.3% is too low for predicting the future. Even at the present growth rate, the attendance numbers become quite large quite quickly.

Thank you for your time and consideration of my concerns.

Sincerely yours,

James L. Carolan

Attention David Woltering

City of Clayton City Hall

6000 Heritage Trail

Clayton, California

94517

RECEIVED

JUN 24 2011

**CLAYTON COMMUNITY
DEVELOPMENT DEPT**

Comments on **CLAYTON COMMUNITY CHURCH PROJECT
DRAFT ENVIRONMENTAL IMPACT REPORT (EIR)**

Comments:

Parking

- ☐ I assume that the City of Clayton verified that the calculations for parking were done correctly.
- There are many statement regarding the parking during Sunday Services. The Saturday Night Services for which 200 people are present has not been given adequate attention. Parking for the church on Saturday night will impact park activity (general use and concerts) and area restaurant parking.
- The document states that it has approximately 700 parishioners and has shown that there would be approximately 500 people at services Sunday 8:45 AM till approximately 1:00 PM and also 200 people on Saturday night. This is a very easy way to split the population of 700 parishioners. In the past this church has stated that it is a growing parish and initially had hoped to develop where they could grow. Does this mean they will not be growing in numbers? If there is growth how will it be handled? Will there be an expected increase in Saturday night church celebrations or will additional celebrations be added. It is my opinion that the church needs to identify how growth will be addressed or the EIR will be granted with the provision no additional celebrations will be added.
- ☐ The church will have parking requirements all week. I read the parking mitigation proposal referred to in then EIR as the TRANS-1 Proposal and have the following comments:
 - The church operations are Sunday, Funerals, Weddings, etc. Operations impact area on more than Sundays as opposed to what is assumed.
 - The proposal notes that the downtown parking in evenings is low. What about impact to the Clayton Club, Chop House and Skipolinis, They make some very significant assumptions.
 - The Clayton Community Church shall pay a pro-rata share of the cost to Develop a Downtown Parking Management Program (DPMP). Parking is metered or permits are issued. These ideas are the most arrogant things I have ever heard. The citizens of Clayton who pay the taxes that develop and maintain the city end up pay for parking because of the church and area businesses pay a share or a plan cost to allow the church to move in. This I consider an impact that should be given no consideration at all.

- They talk about a shuttle service from some area parking lots. These areas will be significantly impacted. One of the things that Clayton is known for are the trails available for pedestrian use. Parking in these areas would be affected by the church use. Significant impact. They think a shuttle from these areas will address downtown parking issues. It just pushes the issues to the lots.
- During peak attendance events, the church provide free valet parking such that Vehicles are parked in an off-site area. This measure would minimize The demand for downtown public parking spaces and eliminate the Need to circle the downtown area looking for parking. This just pushes the parking to lots outside the city impacting their use.
- There are statements that they have worked a deal with the Children's Center for parking. Does the existing Children's Center Building Permit require a specific number of parking spaces for its use? If so does the permit allow the Children's Center to allow for the use of their parking by another facility permit?
- What are the requirements for handicapped parking? I assume the requirements for the handicapped parking would have to be addressed on the church property. How many spots would not be available on the church property parking due to the required handicapped parking? I assume this would result in greater use of offsite parking.
- There is a statement that the church would provide parking during the Art and Wine Festival, how could they when the entrance to their parking is in the middle of the festival. What happens on Sunday when church services are in place for 500 people? Do we have to delay the start of the festival because of the church? Their offer provides no support.
- What is the perceived impact to parking at Clayton Community Library and the Heritage Trail? What about those who actually use these facilities regularly? They are to find alternate parking when the church needs parking. This is a significant impact.

Visual

- I watch the news today and hear the complaints about the big box stores. These are typically in areas that can accept the store but are seen as a visual blight. Given the size of Clayton the view of the church off Clayton Road will be that of a large box removing a great deal of the sense of Clayton as a small town community.
- Where are the visual sims showing the view of the church directly off Clayton Road?

Phasing for construction of buildings

- The EIR states that the developer / Clayton Community Church wants to develop the sanctuary and one of the commercial buildings first. If this is allowed there is no commitment to ever build the second commercial building. If this is to be granted, approval of the EIR should be made with a stipulation that no permits will be granted until funding is in place for all three buildings (the sanctuary and the two commercial buildings) and that they cannot place the sanctuary into use until the commercial buildings are completed for use first.

Services

- There needs to be a commitment or specific approval around the approved use and service times. There is a lot of study around the use on Sunday and at Bible studies but not much around expanded services due to parishioner growth, Saturday weddings, Funerals and other celebrations. Any of these additional items listed will have a significant impact on the use of the down town area by taxpaying citizens by people who do not pay area taxes attending the church service.

Noise

- Are there restrictions regarding the noise of air conditioners installed to cool the sanctuary and other buildings?
- Are there noise restrictions regarding the use of external loud speakers or sound systems on the church property?

Cultural

- Archeologist qualifications to be submitted to city for review and approved.

Comments

- Why should Zoning be changed to allow for use as a church.
- Removal of trees should be mitigated by replanting of trees within Clayton at a ratio deemed reasonable by city.
- Will the City of Clayton get tax revenue off the retail leases? If so how much?
- Is it my understanding that after all of this is installed that Clayton would only see a \$573 a year net to the tax base? This is not a big value to the City of Clayton.
- To compare the minor retail use to the area as opposed to the larger use is not appropriate. Table IV a-1
- There is reference by the City of Clayton to incorporate historical buildings into the design. The developers seem to think this means that they need to make the buildings blend into the area. There is no recognition of the Pioneer Inn. There was no real attempt to work the Pioneer Inn into the ultimate design. Did I miss this?
- Mitigate for oaks removed.

These are comments from Mike Neer.

1401 Lydia Lane

Clayton, California

94517

Mr David Woltering, AICP
Community Services Director
6000 Heritage Trail
Clayton, CA 94517

282 Mountaire Circle
Clayton, CA 94517

Friday, June 24, 2011

Dear Mr. Woltering,

Here are our comments concerning the Draft Environmental Impact Report for the Clayton Community Church Project: We have several other concerns regarding the project, but these comments are directed to the EIR, and primarily to the parking issue.

We have lived in our home in Dana Hills for over 35 years, and have always appreciated our proximity to the town of Clayton. When we had the opportunity to be annexed from the County to the City, we voted in favor of the annexation, because we had always appreciated the small town atmosphere of Clayton, and believed we would be better represented belonging to the city. This is one of those times when that belief is, we hope, justified!

Looking at the EIR with respect to the parking issue, the first item we came to was the assumption on page 104 that "The church sanctuary is not scheduled to be used for worship services on weekdays". That may be true, but having been involved with the usage portion of the church we belong to in Concord, our church is often used for funerals during the week, and occasionally for weddings on Friday evenings, and Saturday. Looking further, it is assumed that "use permits" would be needed for funerals. That seems to be making it difficult for the church to function as a church. How would the City manage that? Is it feasible to obtain a use permit in a couple of days, especially over a weekend? It seems to us that the church would be the only one in the county to be facing such a possible requirement.

Also, perhaps it is customary in an EIR, but we have never considered Saturday to a weekday. It is part of a weekend, and not a working day for most workers.

On page 105 of the EIR it states "Although the library is open from 1:00 p.m. to 5:00 p.m. on Sundays, it is closed when parking demand generated by Sunday church services would peak (between 9:00 a.m. and 12:00 p.m.)". Our concern is parking for the staff and volunteers at the library from 12:00 p.m. on. The city has often said that parking lot (for the Library) is a city lot and is intended to be multipurpose. However, when the library was originally approved by the state, parking had to include all the spaces on the existing lot as well as parking around the Keller Ranch House, in order to meet the state requirements. Does the City intend to identify staff and volunteer spaces in the lot? Or to identify other spaces for "Library Patrons Only" to meet the original state requirements?

The same concern is also applicable to all other days the library is open (e.g. all except Friday). Facilities such as those offered by a church, are frequently used by others (with church permission), so it is not just a Sunday issue. Our church in Concord is used heavily by groups both within and outside the church, for meetings on various days and evenings. Referring to the EIR **Table IV.B-7: Clayton Community Church Shared Parking Analysis**, the sanctuary is assumed not to be used Monday-Saturday, from 11:00 a.m. to 5:00 p.m., which are prime hours for funerals and weddings in our church, and we would expect it to also be true for the Clayton Community Church.

RECEIVED

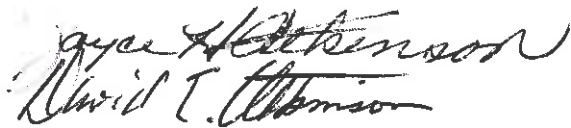
JUN 24 2011

CLAYTON COMMUNITY
DEVELOPMENT DEPT

Also, in the total parking spaces available, the 21 spaces at the side of the Post Office are included. It appears to us they would only be available possibly on Sunday, when the Post Office is closed. Even then, should it be considered public parking? Who owns the lot? The Post Office? We believe it should not be counted at other times, and perhaps not at all. Also, on **Table IV.B-6: Downtown Clayton Parking Demand**, it is assumed that the AT&T "Substation" (actually a "Central Office" in telephone terms, "Substation" being more an electric power term) is operating under a deficit of 21 parking spaces, because according to its size it requires 25 spaces and only has 4. As a former telephone engineer, I am aware that the only time more than 4 spaces are needed perhaps would be to build the site in the first place. They probably had a reasonable exemption when it was built many years ago.

On page 109 of the EIR, Parking Mitigation strategies (possibilities) are outlined which would "reduce this impact to a less-than-significant level." In our view, there are too many of these strategies which would be difficult, if not horrible, to contemplate in downtown Clayton. For example: a Transportation Management Association, shuttles, parking meters, and yearly permits for public lots! We don't think the strategies are viable, and so are in error.

We are certainly in favor of the Clayton Community Church having a permanent home, but perhaps downtown Clayton is not the best place for it!

Handwritten signatures of Joyce Atkinson and David T. Atkinson. The signature of Joyce Atkinson is written above the signature of David T. Atkinson.

David and Joyce Atkinson

Cc: Gregg Manning

June 23, 2011

David Woltering
Community Development Director, City of Clayton
6000 Heritage Trail
Clayton, CA 94517

RECEIVED

JUN 24 2011

**CLAYTON COMMUNITY
DEVELOPMENT DEPT**

RE: ENV 02-09, Environmental review, Clayton Community Church, APNs 118-560-010 and 119-011-003

Thank you for the opportunity to address the Commission, Staff and EIR Consultant and ask questions in regards to the subject Project Draft EIR (DEIR). The following questions are arranged to coincide as closely as possible with the respective sections of the DEIR prepared by LSA Associates May 2011 and the Public Comments made at the May 24th City of Clayton Planning Commission Meeting:

3 - Project Description:

1. This section of the DEIR describes only the history and circumstance of the acquisition of just one of the project parcels which makes up only a portion of the overall Project site. The report would be improved by adding such relevant data as dates, seller, number of former property owners etc. for both sites (parcels). Can this be added to the DEIR Project Description for clarity and include information as to whether either of the properties were formerly owned by the City or have they always been private property?
2. The report does not make clear as to which property (parcel) the existing on site parking spaces belong to. Can this be determined and added for clarity, including providing a parking space count?
3. The report indicates the applicable Land Use and Zoning designations (i.e. Planned Development, Limited Commercial, etc.) and explains the zoning designation goals and purposes along with the relationship to the "Permitted Uses" as established by the General Plan, but provides no commentary or data as to when these relevant plans or zoning designations were adopted and/or amended. For clarity in the context of the evaluations and recommendations that are made in the DEIR, can the report please provide the dates on which these Plans were adopted, became effective and/or were amended?
4. The Project Description indicates that there is parking along Main Street but does not appear to provide a count as to the number of spaces in this section of the DEIR, nor does it include the spaces available in the directly adjacent Public Lot, the cross streets directly adjacent to the Project Site, spaces on Center Street and spaces in the Public Parking Lot which are approximately one block away. In addition, the tabulation in Section 4 appears to be both inaccurate - for example the Post Office number of spaces appears to count the truck area which is not available for customer or Public use; and out of date - it does not reflect changes, expansions or recent added projects. Can an updated tabulation that indicates the current conditions for Public, Street and Private Parking spaces for the entire area covered by the Town Center Specific Plan be provided for better evaluation purposes in the DEIR?
5. The Project Description of each of the buildings inclusive of the Sanctuary describes two story structures without indicating that this is what the Zoning and Town Center Specific Plan (TCSP) prescribes. Did LSA confirm with the Applicant that this two story height and use was driven either solely by the City Staff or

directly as a result of the TCSP requirements or were they driven by the Applicant's program and space planning needs? If not then shouldn't this (the Applicant's needs) have at least been considered as part of the studied Alternative (see below)?

4a – Land Use:

The DEIR states "The City of Clayton Town Center Specific Plan (Specific Plan) is intended to guide the development of downtown Clayton, the commercial center of the City." It further states "Religious assembly (e.g., church) uses are neither permitted nor conditionally permitted uses in the Specific Plan."

For context purposes can the report please clarify whether or not the following is permitted (either permitted or conditionally permitted) in the City's Town Center Specific Plan:

- Are non- religious assembly uses permitted? – For example: a team gathering at Skippolinis Deck? A weekly car show? Weddings and receptions? Plays and Performances? Organization sponsored gatherings such as Memorial Day Rememberances, Concerts or Outdoor retail activities?
- This section (IV. A-3 p17) discusses but does not conclude whether the "Religious Use" is a burdensome restriction. Shouldn't the significance of when the restriction itself or a commentary as to when this restriction was made part of the TSCP versus the timing of when the properties were purchased be included in this discussion? In addition, this discussion on assembly use in this section does not differentiate between the allowance of Religious and Non-religious uses. Can this be added?

4b. Transportation and Parking:

1. In the past 10+ years there have been a number of projects proposed and approved both formally and informally in the area covered by the TCSP and the applicable Municipal Code parking requirements. Most notably these have included:

- One Story Business Office Building
- Post Office (including conversion of existing Post Office to Retail)
- 3 projects/ additions to Skippolinis/Ipsen Property - Enlarged deck and Outdoor Seating, relocated storage trailer, "Time Out" retail use, Hair By Jim renovation.
- 2 Story Retail Development
- A Permitted Multi-Use Project Development
- A Multi-Family Medium Density Housing Development
- Grocery Building Restoration and Retail and Office Addition
- Pharmacy Development Project

These projects and the resulting parking changes (or deficiencies) do not appear to accurately reflect the parking and deficiency counts shown in the table exhibit included in this DEIR section. Can this be updated? In addition to being updated, can the section be further expanded to reflect whether or not any of these projects met either current or the previous Municipal Code parking requirements or if applicable, necessarily had to have waivers granted, when they were approved? Were parking agreements with adjacent business Owners proposed or required?

2. In both the trip and parking analysis tables it indicates a count of 40 during weekly AM hours for the Church Use on what appears to be a daily basis. This does not seem to be consistent with the current Church Staff use or what appears to be the current conditions. Does this count reflect users of this lot other than the Church patrons and staff? Recently posted parking restrictions and demolition on adjacent lots may have contributed to an anomaly in this assessment. Can this be rechecked or further explained?

3. The discussed issues and assumptions in the DEIR regarding parking, circulation and the “cueing” issue brought up by the Commission were recently tested during the Memorial Day Remembrance Assembly in the TCSP area. Did Staff or LSA confirm the assessments of the DEIR and its related and stated potential concerns or needed mitigations?

4. In the tables for parking and traffic circulation mitigations it appears to indicate a recommendation for the applicant to pay for a proposed Traffic Management Plan (TMP). Doesn't the City have one of these already for the larger assemblies that occur on a regular basis in the Town Center? If the Applicant's use and impact is confined mainly to its “Religious Use” on Sunday isn't it intuitive that a TMP in place for a concert that according to press accounts involves “thousands” during normal business hours would be more than adequate to cover this application?

5. In this section it infers that the Applicant may be required to pay for parking improvements (other than those on the Applicants property) as a mitigated condition of approval? Is there an existing Municipal code or policy that can be cited as the nexus for this proposed requirement? Were any of the most recent projects that achieved Neg. Dec. status but were found parking deficient or provided no such improvements at all required to contribute as a proposed mitigation? Similarly, were any of the other projects noted above required to make such contributions as those suggested and/or was this policy consistently applied or even retroactively applied to those private developers who improved or expanded their properties or purchased and developed City (Public) properties?

7. Would this policy (of mandating contributions or assessments) apply to a future applicant that was proposing a project that was of non-Religious assembly Use?

8. Does (what appears to be new policy) set a precedent for all TCSP parcels that would have the unintended consequence of either restrictive parking use or force a requirement for Public or private compensation from adjacent property Owners, their tenants or the patrons who regularly use one another's parking?

V. Alternatives

- What is the premise of the “do nothing alternative”? Is the intent that the Applicant is forced to just sit on his property and do nothing? In this instance does the DEIR analyze the impact for the potential liability or cultural instability of disallowing the Public the current use of the existing parking spaces or generous use of the property(s) for other events? Would the City have to take over the property to insure the status quo as described, or donate it to some conservation group that makes it a permanent open space to be in keeping with this DEIR conclusion, as the “superior” environmental alternative?
- In regard to the alternative property – have you found the answer to the Commissioner's question about whether or not the represented alternative property was in fact available and had approached the Church for a sale? What sort of compensation arrangement would have to take place with regards to this Applicants' properties if the suggested property was available? Would the responsibility fall to the City to have to compensate the Applicant to force them to sell and move? Is this permissible by law?

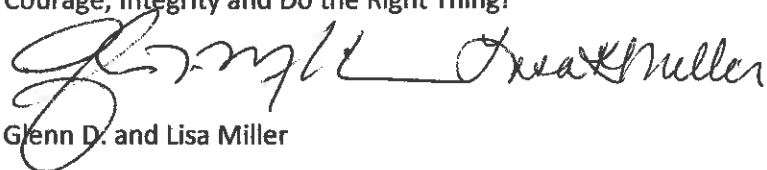
- For the alternative sized sanctuary study and analysis was the Applicant part of this discussion? Was an alternative to a smaller sanctuary building inclusive of a study of a one story sanctuary which may suit the stated Church's capacity needs considered and wouldn't this analysis have been more relevant? As described, wouldn't a one story building be more compact as it would not require the upper level and its related circulation requirements (corridors, stairs, elevator etc?) and would not the small amount of administrative and classroom use currently shown on the second floor have been accommodated in one of the other buildings? Would this not free up more land space for parking and lessen the visual impacts? Should this have been part of this portion of the DEIR and can this alternative be studied in lieu of the alternate that was presented? Absent of the DEIR analysis could the Applicant be asked to present an alternative?
- There is no analysis provided for the Mixed- Use Alternative in terms of parking, traffic circulation and visual impact concerns and the related environmental impacts other than to indicate that this is the Use permitted by the TCSP. Wouldn't a 60,000 SF +/- development generate more traffic trips and greater traffic circulation problems than a once a week use? Would there be a more permanent and unmanageable parking impact generated as a result of the need to designate non-Public use spots for the Residents? Would placing this much SF on this these parcels just in terms of parcel size capacity require a minimum of two story buildings throughout or even two story plus (i.e. with garage) that would have a greater visual impact on the Downtown which seems to be the biggest Public concern at least as expressed at the Public Hearings to date?

Cultural and Civic Discussion:

There appear to be many tangible and intangible benefits to the Community about this proposed project and the Church's presence in downtown Clayton some of which have already been realized as part of their current presence and have become part of the fabric of the Community with nothing but a positive impact. These appear in the forms of the benevolent programs that serve the Clayton and Concord community as well as the Church's sharing of their parking and property for regular use and special events. From statements made by the Church they appear to be willing to continue and do more. Can these be more clearly identified and included in the DEIR?

One such positive benefit is clearly found in the provision for the youth buildings and Children's activities which can be centralized and more focused in the downtown by the realization of this project. Can the DEIR be expanded to identify and analyze the benefits of these programs especially in consideration as a means to address the vandalism issues as identified and discussed most recently by the Police Chief?

We would like to thank you for the opportunity to comment on what we believe is an important project for the City of Clayton. It is great to see someone step forward to invest in the Community and we look forward to contributing to the responses and discussion for this project as it moves forward. We hope as the Planning Commission and City Council consider this project they look beyond to the bigger picture and to borrow from the new City motto, act with Courage, Integrity and Do the Right Thing!



Glenn D. and Lisa Miller

David Woltering

From: Laci Jackson [ljackson@ci.clayton.ca.us]
Sent: Monday, June 27, 2011 10:31 AM
To: dwoltering@ci.clayton.ca.us
Subject: FW: city feedback form

-----Original Message-----

From: postmaster@ci.clayton.ca.us [mailto:postmaster@ci.clayton.ca.us]
Sent: Friday, June 24, 2011 11:11 PM
To: cityinfo@ci.clayton.ca.us
Subject: city feedback form

Below is the result of your feedback form. It was submitted by
(postmaster@ci.clayton.ca.us) on Saturday, June 25, 2011 at 02:11:10

First Name: James

Last Name: Murphy

Street Address: Clayton View Lane

zipcode: 94517

city: Clayton

Contacts email: jw_murphy@lbl.gov

Phone: 672-7036

Subject: I am writing to oppose the downtown church project. The construction of the church would cause increased congestion, parking problems and loss of sales tax revenue.

Submit: Send Comments

David Woltering

From: Laci Jackson [ljackson@ci.clayton.ca.us]
Sent: Monday, June 27, 2011 10:30 AM
To: dwoltering@ci.clayton.ca.us
Subject: FW: city feedback form

-----Original Message-----

From: postmaster@ci.clayton.ca.us [mailto:postmaster@ci.clayton.ca.us]
Sent: Friday, June 24, 2011 7:35 PM
To: cityinfo@ci.clayton.ca.us
Subject: city feedback form

Below is the result of your feedback form. It was submitted by
(postmaster@ci.clayton.ca.us) on Friday, June 24, 2011 at 22:35:00

First Name: Kathy

Last Name: Moore

Street Address: 319 Saclan Terrace

city: Clayton

Contacts email: kathymoore1@hotmail.com

Phone: 925-408-2945

Subject: I am strongly opposed to the proposed building of the church in downtown Clayton. Do not allow them to build that monstrosity in our beautiful quaint and charming down town!

Submit: Send Comments

David Woltering

From: Laci Jackson [ljackson@ci.clayton.ca.us]
Sent: Monday, June 27, 2011 10:30 AM
To: dwoltering@ci.clayton.ca.us
Subject: FW: city feedback form

-----Original Message-----

From: postmaster@ci.clayton.ca.us [mailto:postmaster@ci.clayton.ca.us]
Sent: Friday, June 24, 2011 9:33 PM
To: cityinfo@ci.clayton.ca.us
Subject: city feedback form

Below is the result of your feedback form. It was submitted by
(postmaster@ci.clayton.ca.us) on Saturday, June 25, 2011 at 00:32:36

First Name: Sandy

Last Name: Fieni

Street Address: 3605 Coyote Circle

zipcode: 94517

city: Clayton

Phone: 925-586-2266

Subject: I am baffled as to why a rare downtown Clayton restaurant site was sold to a church (I heard it was something about losing a liquor license??) anyway, now that the church owns that land, Clayton has been quite lucky so far as to how the church has conducted themselves and tried to enhance their occupancy via Christmas and Summer events, etc. Clayton lovers are very lucky they have not yet been able to destroy Clayton's tiny unique downtown ambiance by building over scale looming buildings and parking lots on the land, not to mention that for the most part would only be for the use of the church goers and which takes up a large chunk of the downtown area. Downtown Clayton is only the size of a couple blocks. Its historical buildings, small scale charm exhibits a cozy simple life aura so special and rare in today's cities. The few trees in downtown Clayton are priceless. There are many reasons anyone who loves Clayton would not want the church to erect buildings in that area, but to me, the only reason that matters would be to not lose the Clayton we love. If this plan includes chopping down any of the existing trees, I will perhaps live in one if I have to. How can I help save our town? thank you for listening

Submit: Send Comments

David Woltering

From: Laci Jackson [ljackson@ci.clayton.ca.us]
Sent: Monday, June 27, 2011 10:29 AM
To: dwoltering@ci.clayton.ca.us
Subject: FW: city feedback form

-----Original Message-----

From: postmaster@ci.clayton.ca.us [mailto:postmaster@ci.clayton.ca.us]
Sent: Friday, June 24, 2011 4:37 PM
To: cityinfo@ci.clayton.ca.us
Subject: city feedback form

Below is the result of your feedback form. It was submitted by
(postmaster@ci.clayton.ca.us) on Friday, June 24, 2011 at 19:37:20

First Name: Linda

Last Name: Arden

Street Address: 48 Tule Ct.

zipcode: 94517-1210

city: Clayton

Contacts email: lfarden@aol.com

Phone: 925-672-8728

Subject: I do NOT support having the Clayton Community Church being located downtown. It would be a MISUSE of public resources for one specific church. It should be located, like all the other churches in Clayton, NOT downtown.

I very concerned that if this church ever had a significant decrease in active membership, the city of Clayton would be stuck with an unusable property down town!
Linda Arden

Submit: Send Comments

David Woltering

From: Adam Gould [gmo7usa@yahoo.com]

Sent: Friday, June 24, 2011 8:23 AM

To: dwoltering@ci.clayton.ca.us

Subject: written letter for Clayton Community Church building project

Hello,

I wanted to state my confidence that this project will undoubtedly be received well once the downtown business owners and residents see the intention behind this project. Since day 1 the plan has been to bring value to a city culture and an enjoyable small downtown feel where people can enjoy a community and an environment they have grown to love.

I can relate to this and understand the fear of masses of people and cars changing these enjoyed features of Clayton. I can also state with certainty that for the vast majority of those with this fear, that it will be subsided when they see how this project only enhances what they already enjoy about Clayton, specifically when they are able to see how this church plans to take their input, address their needs, and make this a wonderful place to gather.

Thank you,

Adam Gould

David Woltering

From: Peggy Bidondo [pbidondo@pacbell.net]

Sent: Friday, June 24, 2011 10:13 AM

To: dwoltering@ci.clayton.ca.us

Subject: Clayton Community Church

Dear Mr. Woltering:

As residents of Clayton for more than 27 years, and members of Clayton Community Church, we have never considered living anywhere else in the Bay Area. We love Clayton for its small town feel, the friendliness of its residents, and the wonderful opportunities that this city provides for its people to get together downtown to eat, shop, play and relax. In addition to the summer concerts and 4th of July parade sponsored by the city, we also have the summer movies and the Labor Day Derby provided by Clayton Community Church.

CCC has been an integral part of this community for the past 14 years. They have proven their commitment to our town. We can only imagine how much more could be done if there was a permanent facility in which to offer other activities for kids and adults alike.

While there are a number of vocal opponents to a downtown church, there are also many other non-vocal citizens who either are in favor of the church or have no problem with a church in our downtown. I would venture to guess that they outnumber the naysayers.

Even if the church ends up with an entirely different building than what is currently proposed, we believe it will enhance our downtown and not hurt it. Also, the thought of adding more retail does not seem to make sense. As an alternative, why not allow CCC to build a sanctuary first and worry about the rest of the project later?

Respectfully submitted,

Chuck and Peggy Bidondo
3043 Miwok Way
Clayton, CA

6/29/2011

David Woltering

From: Kathy Schell [kebschell@gmail.com]

Sent: Friday, June 24, 2011 10:04 AM

To: dwoltering@ci.clayton.ca.us

Subject: Clayton Community Church

June 24, 2011

David Woltering, AICP, Community Development Director
City of Clayton
6000 Heritage Trail
Clayton, Ca. 94517-1250

RE: Clayton Community Church Project

Dear Mr. Woltering,

My husband and I began attending Clayton Community Church two years ago. As we live in Concord, we rarely came to Clayton and did most of our shopping and dining out in Walnut Creek. We currently attend CCC at the school on Sunday mornings, and we attend meetings and other functions at the downtown church office about 2-3 times per month.

Because of CCC, we have discovered just how charming downtown Clayton is. We now bring our dog to TLC Grooming, my husband gets his hair cut at Hair's the Place, I love the Chai tea at Joe's, just the other night we got pizza at Skipolini's before a meeting at the church office. My husband had a business meeting recently and took his clients to Moresi's Chop House as he had seen it while driving by and wanted to try it out.

We also now come to the Farmer's Market, we attend Oktoberfest and the Derby & Car Show, Movie Nights and Concerts in the Park, and always grab a bite to eat in Clayton during these events. We love how involved CCC is in the Clayton community and the many wonderful community events CCC sponsors or participates in. And it's exciting to think of how much more community involvement CCC will have once the building is complete.

The only reason we are now spending hundreds of dollars a year in Clayton instead of Walnut Creek is because of Clayton Community Church. It is the church that brings us to Clayton and the church that causes us to spend our money here. We believe building a church downtown will bring more people like us downtown with \$\$ to spend therefore creating a healthy and vibrant culture in the downtown area benefiting not only the businesses in Clayton but all the residents as well.

We ask for your support for this wonderful project.

Sincerely,

Kathy Schell
4711 Myrtle Dr.
Concord, CA 94521
925-689-7723

6/29/2011

David Woltering

From: Ada Ritter [adar@astound.net]

Sent: Friday, June 24, 2011 9:03 AM

To: dwoltering@ci.clayton.ca.us

Subject: Clayton Community Church

Mr. Woltering,

I wanted to write to you to express my thoughts on the building of a church building in Clayton.

I have been a member of Clayton Community Church for 10 years, attending services in the gym and multi-use rooms at Diablo View School. In the last two years I have also become very involved with volunteering at the church office on Main Street. I realized recently that over the last few years my family and I have come to feel that Clayton is our home town even though we reside in Concord city limits. This community feel has come as a result of weekly trips into town, either by car, bicycle or walking, to attend different church meetings or functions. Whenever I go into town, I usually stop by the market or Cup O'Joes for a snack or beverage. We also recently chose Clayton Post Office when we needed a PO box. We get pizza from Skip's now instead of other places. We dine at Moresi's now rather than going into Walnut Creek.

I believe that a church building in downtown Clayton will do more to draw people to the merchants in town more than any other option. If the current design of the building is not what the residents of Clayton want, then let's look at changing that to fit better. If parking is the big issue, then let's look at ways to find more parking or make what is there available. I believe a church in downtown Clayton will be a good thing, so let's figure out how to make it work.

Thank you for listening.

Ada Ritter

Independent Travel Agent

925-798-3279

www.pulaskitravel.com/aritter

David Woltering

From: Laci Jackson [ljackson@ci.clayton.ca.us]
Sent: Friday, June 24, 2011 11:13 AM
To: dwoltering@ci.clayton.ca.us
Subject: FW: city feedback form

-----Original Message-----

From: postmaster@ci.clayton.ca.us [mailto:postmaster@ci.clayton.ca.us]
Sent: Friday, June 24, 2011 10:56 AM
To: cityinfo@ci.clayton.ca.us
Subject: city feedback form

Below is the result of your feedback form. It was submitted by
(postmaster@ci.clayton.ca.us) on Friday, June 24, 2011 at 13:56:24

First Name: Andy

Last Name: e

city: Clayton

Contacts email: informme2@comcast.net

Subject: Regarding the church project in downtown; I'd just like to say that the fanatical opposition is a bit ridiculous. Our town will never be a retail town. Is small, quaint and out of the way. A big reason many of us choose to live here. I think a new development with good community intentions is a great alternative to an existing dirt lot, parking lot and old structure. Lets face it, the church does A LOT for our town and my guess is that even the opposition enjoys many of the venues organized and sponsored by the church. Let them build it.....unless Nordstrom is knocking at your door to build their Clayton store. :-)

Submit: Send Comments

David Woltering

From: David [cmabc@mind-and-body-connections.com]

Sent: Friday, June 24, 2011 10:47 AM

To: dwoltering@ci.clayton.ca.us

Subject: EIR for Clayton Community Church

Mr. Woltering,

I want you to know that as a small business owner in downtown Clayton, I would like to see the church built. I am also a member of Clayton Community Church. I understand that there are many issues to be concerned with. I just want to let you know I support Clayton Community Church. I believe that it will be an improvement to the downtown community.

David Godsoe

David Woltering

From: Marina Moran (yahoo) [marinamoran1@yahoo.com]

Sent: Friday, June 24, 2011 10:36 AM

To: dwoltering@ci.clayton.ca.us

Cc: Jennifer Lutz; Shawn Robinson

Subject: Response to Clayton Community Church

Dear Mr. David Woltering,

I am writing in to your response to the Environmental Impact Report and as a member of Clayton Community Church, I would like to express the positive impact that I see the church has had to offer the city of Clayton. I joined the church for just that, when you see the name community church and the involvement and impact they have had in the community. This church takes it's name and involvement with the city so very important to serve and give. From the Soap Box Derby in September, to family friendly movies in July, as well as the 4TH of July parade, to Easter Egg Hunts in the spring and the light shows in December at Christmas season. Our church has always been involved in this town and shown so much community involvement and service. We have always had a good working relationship with the city and had allowed the city the use of our office and property for various city functions, from the Art and Wine Fair, to the Oktoberfest and the carnival. We have always had that community involvement and worked well together. But since we have purchased the property next to us and had said we would like too build a building red flags and resistance has come between that working relationship we had had, That has saddened many of us in our church, we are the same church that we were before we bought the property.

What I see is some who may have concerns about having a church build in town, but how many towns in this country have churches on Main St. U.S.A.? When you go through cities throughout this nation you will find so many cities with churches, that was how our country was formed. Ah, but a big new church? We have tried to please the city and listen very carefully to their concerns and offer buildings with offices in front of our church building that fit in with the desire to bring in more tax revenue. And those buildings will have the same home town fit as the as the other new offices built here in recent years.

The traffic on Sundays that you are so concerned about, there is no traffic on Sundays in down town, Our church is the traffic on Sundays down town, when our church members go to lunch or brunch after church. You can find our college and school students at Ed's ,as well as theirs parents or across the street at La Veranda, or up at country club having brunch. Our church does bring business to the community on Sundays and I know that we have that awareness for the community and blessing them. You can find many of our members at Moresi's having dinner, or planning special occasions there. Sandwiches and coffee across the street are so convenient for us at Cup o Jo's, in between meetings, work and fellowship.

So we do bring great value to this community and I see us bringing even more. Pastor Shawn has always been available for those who have a need and has always made sure that if there is a community need we serve and help. From a clean up day around the town to serving in any capacity that is needed. I know that when I first met Pastor Shawn and attended Clayton Community Church I was struck by his deep commitment and concern for the church body, as well as the community beyond the church. I was so touched by his deep care and availability to reach out and the compassion this man has for others. I was just visiting and a member at another church, but Pastor Shawn's openness and speaking from his heart was so evident. That first attendance to Clayton Community service I felt that sincere and caring for his church as well as those of the community. I have been an Evangelical Christian for the past thirty-five years and I am so committed to this church and what it offers to the community and most of all to the church body. You do not have to be a member to feel that community here.

So with all that said, and I'm sorry if this was long winded, but I must share what I have experienced here. I am not a resident of Clayton and drive in from the Ygancio Valley area and I'm thrilled and honored to call Clayton Community Church my second home. I also would like to let you know my husband and I bring friends and family to Skip's for pizza and I get my hair done there in town and I have friends that go to my hairdresser and they come in from Walnut Creek, Pittsburg and Concord. So yes, even us that are not city residents bring in business and revenue to the city of Clayton.

I hope you will see the value of our community church in the city at our church office and property. You have a community. within the community that adds great value and support to The City of Clayton. Thank you for hearing my positive affirmation for our church and how it can to truly become a community church, and an even greater blessing with even more revenue.

Sincerely, Marina Moran

6/29/2011

David Woltering

From: Kristin Krueger [kadlerk@comcast.net]

Sent: Friday, June 24, 2011 12:30 PM

To: dwoltering@ci.clayton.ca.us

Subject: Clayton Community Church Draft EIR

The parking mitigation measures are inadequate for: two Easter gatherings of 1,000 people each; 6-700 people on Christmas Eve; an April banquet of 900-1,000 attendees; concerts of 3-400 people attending - all numbers culled from the Draft EIR. There's already enough of a parking shortage for Sunday services addressed impracticably. Even Page 237 admits "this shortage of parking could adversely affect future development of downtown Clayton."

The project background says there are 700 members. Why does the plan of approximately 42,000 square feet only include a 500-seat sanctuary? The Draft EIR should address what happens if the CCC outgrows this site. This would rise to a "significant" level affecting the city of Clayton with dire ramifications.

Even with the multitude of entitlements which would need to be granted, this project seems to be unacceptable for Clayton's downtown.

David Woltering

From: Laci Jackson [ljackson@ci.clayton.ca.us]
Sent: Friday, June 24, 2011 12:51 PM
To: dwoltering@ci.clayton.ca.us
Subject: FW: city feedback form

-----Original Message-----

From: postmaster@ci.clayton.ca.us [mailto:postmaster@ci.clayton.ca.us]
Sent: Friday, June 24, 2011 12:36 PM
To: cityinfo@ci.clayton.ca.us
Subject: city feedback form

Below is the result of your feedback form. It was submitted by
(postmaster@ci.clayton.ca.us) on Friday, June 24, 2011 at 15:35:40

First Name: Ted

Last Name: Holmsen

Street Address: 20 Mt Scott Ct

zipcode: 94517-1513

city: Clayton

Contacts email: tedholmsen@comcast.net

Phone: 925 822-2595

Subject: The environmental impact report for the Clayton Community Church shows (p. 107) the use of 65 parking places at the libraty on Sunday. This use will conflict with needed staff parking.

Submit: Send Comments

David Woltering

From: Grutzmacher, Edward [egrutzmacher@meyersnave.com]

Sent: Friday, June 24, 2011 3:56 PM

To: David Woltering

Subject: Comments on CCC DEIR

Mr. Woltering,

One more minor question regarding the DEIR. On page 71 the DEIR states that three oak trees will be removed. Can you please confirm the number and location of these trees? CCC believes that there are only two.

Thanks,

Edward Grutzmacher

MEYERS NAVE

555 12th Street, Suite 1500

Oakland, California 94607

Phone: 510.808.2000

Fax: 510.444.1108

egrutzmacher@meyersnave.com

www.meyersnave.com

www.publiclawnews.com

CONFIDENTIALITY NOTE:

This email may contain material that is confidential, privileged and/or attorney work product for the sole use of the intended recipient. Any review, reliance or distribution by others or forwarding without express permission is strictly prohibited. If you are not the intended recipient, please contact the sender and delete all copies.

IRS CIRCULAR 230 DISCLOSURE:

To comply with IRS regulations, we advise you that any discussion of Federal tax issues in this e-mail was not intended or written to be used, and cannot be used by you, (i) to avoid any penalties imposed under the Internal Revenue Code or (ii) to promote, market or recommend to another party any transaction or matter addressed herein.

Reduce. Reuse. Recycle. Re-planet.

Lori Briegleb, resident
3023 Windmill Canyon Drive
Clayton, CA 94517
(925)672-7890

June 24, 2011

Dear Clayton Planning Commission,

I have lived in Clayton 11 years and vote in every election. Regarding the Clayton Community Church project, I am in favor of a plan that gives the church a home, beautifies the vacant lot, and provides many customers needed to support retail downtown.

The EIR offered four alternatives. Here is my two cents about each one.

NO PROJECT Alternative - First, do the citizens of Clayton really want to settle for a vacant lot instead of a beautiful and productive use of the downtown property? I think not, as evidenced by the widespread and frequent use of the beautiful Grove in a prime downtown spot. Let's beautify the other end of town and give it some class, instead of a vacant field. Those who are worried about the outdoor events such as the Fourth of July and Oktoberfest seem to think that because it has always been held using that parcel of land, that it should continue, as if entitled. Alternative arrangements are certainly available. Perhaps if the city wants the land to be for city use, the city should purchase it.

POLICY CONSISTENCY Alternative – If it is such a good idea, why hasn't it been done already? Seems like downtown hasn't been able to bring in the retail vendors, as evidenced by the vacant retail space, so why not bring in the customers first and watch the current vendors thrive, making our quaint city an attractive location for future vendors.

MIXED USE/CHURCH Alternative –The one mentioned with a smaller sanctuary of 12,000 square feet and multi-family residential units, as well as 19,000 square feet retail seems less than ideal and I would not vote for it, but do believe that other alternatives could be discussed so that the church could build there and improve the land. Some citizens are concerned about removing the old Pioneer Inn, not realizing that the commission has asked for two story retail, thus the demolition. Perhaps it could stay if multi-family housing/retail were not required.

I do comprehend the parking issue, yet believe it has been magnified to expand the negative impact. If we applied the rule of 1 parking space for every X square foot of building, how many of the downtown businesses would be out of compliance? It seems like we could use the Mt Diablo Elementary School as a parallel situation. There is a parking shortage and traffic congestion, as any elementary parent can tell you. However, the congestion is at particular times of the day, expected, and a flow of traffic has been established to mitigate the issue. So it would likely be for the church facility, with congestion at predictable times. Yet that very congestion is the clientele who are shopping and dining at the local businesses.

OFF-SITE Alternative – I heard that the Sorenson property was not for sale, thus a mute point.

I am in favor of a plan that gives the church a home, beautifies the vacant lot, and provides many customers needed to support retail in the downtown. Whatever the reason it hasn't been done until now- it would be a fine legacy for this planning commission and city council. Yes, some of the population will be unhappy, but change is uncomfortable, and eventually they and/or their children will come to appreciate the beautification of the downtown. I humbly ask you to work toward a project that is mutually agreeable to the city and the church.

Respectfully, Lori Briegleb

Dear Council Members,

I want to address you today on the issue of the request on the part of a neighborhood church community to change both the General Plan and the Zoning of the downtown area of Clayton for their own personal interests.

As a real estate professional, it's been my experience that any developer, whether for residential real estate, commercial real estate, or any other use must abide by the General Plan, and the Zoning Ordinance. It is public knowledge that this group of people were advised by the City of Clayton "prior to closing escrow on this parcel of land" that the use would not fit into either the General Plan or the current Zoning Ordinance as adopted by the City of Clayton in the recent past.

I have no problem with churches. Being a man of faith I understand that a church is nothing more than a group of like minded individuals seeking to worship a God of their own personal understanding. This is a very worthy task they have undertaken. However, while a church is a community of like minded people, it is my opinion that the decision on these issues should also lie with the community of Clayton and what the city of Clayton represents to *them*. These Clayton people, in their wisdom, defined the direction and growth of the downtown Clayton area found it befitting to look to the downtown area for a wide range of interests, including businesses, the Clayton Museum, and the City Park. We already have a few business people in the downtown who have put their "heart and soul" into the downtown.

I'm not only a real estate professional, but a practicing musician. I am reminded of a statement made to me by a very good music teacher. He said, "Practice doesn't make "PERFECT", it makes "PERMANENT". He was talking about technique, not changing a General Plan or Zoning Ordinance. However, the result would be the same. PERMANENT. By making this decision for a "few" people, even if of the best intention, would permanently alter the direction and possibilities for downtown Clayton.

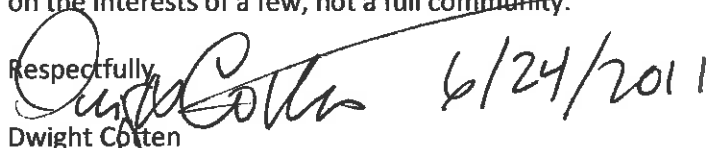
What concerns me, is not only the parking issue and how it would affect the other downtown businesses (and even the Museum), but the future loss of cohesiveness of the downtown zoning and the intention of the people who made this decision in planning for the future of Clayton.

I know that there are many communities reeling from the loss of taxes on real property, and forced to make many cuts in their budgets, etc. However, it is my belief that we must look to the future of Clayton, and not do a "knee-jerk" reaction to approve this project based upon the fear that in the near future Clayton may be as affected as some of the neighboring communities with shortfalls. By the way, what sort of taxes would this project generate for the City of Clayton? What potential loss in revenues would it cause if due to parking shortages, other local businesses might close?

Making the changes that will be requested by this group of people, we will permanently alter the direction, look, and feel of a community that I have come to love.

Please think this through and act in accordance with the principals that brought you into government service, and make a decision based upon the full community interests, and future of downtown Clayton, not just the interests of a few. No matter how well intentioned they are or noble a concept of a church is, they are still acting on the interests of a few, not a full community.

Respectfully,


Dwight Cotten
620 Pinot Court
Clayton CA 94517

6/24/2011

Received

JUN 24 2011

City of Clayton

David Woltering

From: smcod@comcast.net
Sent: Thursday, June 23, 2011 2:03 PM
To: dwoltering@ci.clayton.ca.us
Subject: Clayton Community Church

Dear Mr. Woltering,

I am writing this letter in support of Clayton Community Church and its bid to build a church in downtown Clayton. Even though I am a resident of Concord, I enjoy the many advantages that the town of Clayton has to offer. I use the post office, dine often at the restaurants, and frequent the various stores. Clayton is a small town and the thought of adding a church building is very pleasing to me. In my view there is nothing that speaks to me more than a church in the middle of a small town. It brings a sense of community, grace, and serenity. It is the first thing I notice as drive through towns in this great nation of ours....which was built on the principles of freedom and the foundation of religion.

Thank you for your time in this matter.

Sandy Codington

David Woltering

From: Dale S. [dalesincal@gmail.com]
Sent: Thursday, June 23, 2011 1:17 PM
To: dwoltering@ci.clayton.ca.us
Subject: Clayton Community Church project support
June 23, 2011

David Woltering, AICP, Community Development Director

City of Clayton
6000 Heritage Trail
Clayton, Ca. 94517-1250

Clayton Community Church Project

Dear Mr. Woltering.

I am wrtiing you this letter stating my support of the Clayton Community Church Building Project. I urge you and the City of Clayton to approve the application and grant required changes to the city code to allow the project to proceed.

The operation of the church has changed my outlook of Clayton, as we have now been attending the church for the last two years. My attendance to the church has caused a large increase in our use of the local Clayton businesses. Over the last months I have been in the area and made purcahses of services at Cup O Joe, Skipolinis, Ed's Mudville, and Moresis' Chop house. I am now a steady customer at Hairs the Place, and our dog is now groomed at TLC pet grooming. None of this woudl have happend without the church in the area. Allowing the church to build will only increase this use of the Clayton downtown. I have also utilized the Farmers Market, Concerts in the Park, Movie nights, The Labor Day Derby & Car Show and Octoberfest. I must say that I had only been in downtown Clayton twice in the last 26 years, while living within a few miles of Clayton, prioir to our involvement with Clayton Community Church. I enjoy the small town of Clayton and have seen many friends and aquaintenaces during my visits. I think adding the chuirch building will only enhance this experience and our use of Clayton.

Please support this worthy project. And feel free to contact me if you would like any further comment or description .

Dale J. Schell
4711 Myrtle Drive
Concord, CA 94521
925-787-3549

6/28/2011

David Woltering

From: Cliff Seaholm [cseaholm@sbcglobal.net]
Sent: Thursday, June 23, 2011 2:05 PM
To: dwoltering@ci.clayton.ca.us
Subject: Clayton Community Church - Environmental Impact Report comments

David Woltering
 AICP, Community Development Director
 City of Clayton

Dear David,

We are writing this letter in support of Clayton Community Church's (CCC) proposal to build a Sanctuary and Church offices in downtown Clayton. We have been Clayton residents for almost nine years, and have been members of Clayton Community Church for approximately three years. We strongly feel that a downtown Church will be a blessing to the City of Clayton, and that the proposed project will significantly benefit the City of Clayton in the following ways:

- It will draw members and visitors to worship services and other events (e.g. small group meetings) to downtown Clayton that will potentially use the products and services offered by downtown businesses. We have yet to hear any other options for downtown Clayton (e.g. the "all retail businesses" proposal) that will generate as many regular visitors and "foot traffic" as would CCC's proposal.
- The proposal includes retail space on the first floor of the two buildings facing Main Street. Bay Area Economics noted (on page 77 of the EIR) "that the commercial space proposed as part of the project "would likely be beneficial in terms of helping to create a critical mass of commercial activity in the TownCenter and generating synergy with other downtown commercial establishments," if suitable commercial tenants occupy the space."
- CCC has expressed willingness to open the Sanctuary for other uses (e.g. a high school plays or concerts). These cultural activities will also attract visitors to downtown Clayton.
- As a significant construction project, it will create local business and job opportunities.

Specifically as relates to the EIR, much has been made of adequate parking being a major issue with CCC's proposal. Having driven around downtown Clayton on Sunday mornings, there are virtually no parked cars. The EIR calculated demand for parking required for downtown businesses, but it didn't adequately address the timing of that demand. We support the TJKM Transportation Consultants study (sited on page 30 of the EIR) which shows there are 351 public parking spaces within 600 feet of the project, many of which (we would contend "most of which") are vacant during Sundays and other periods of expected peak CCC activity. With the 86 parking spaces provided by CCC (onsite and via reciprocal agreements), public parking should be sufficient to cover demand for both CCC activities and local businesses.

It seems paradoxical that the Bay Area Economics (page 77 of the EIR) found that the project would potentially create parking shortages, yet "(t)he influx of church parishioners should not be viewed as an economic engine for the downtown, and is unlikely to spur a burst in leasing activity and rental sales." We believe that ~600 weekly members and visitors could absolutely provide an economic engine for downtown. What other proposal will draw as many people to downtown Clayton on a weekly basis as CCC's project?

Thank you for the consideration.

Regards,
 Cliff and Laura Seaholm

5192 Keller Ridge Drive
 Clayton, CA 94517

6/28/2011

David Woltering

From: Laci Jackson [ljackson@ci.clayton.ca.us]
Sent: Friday, June 24, 2011 9:29 AM
To: 'David Woltering'
Subject: FW: city feedback form

-----Original Message-----

From: postmaster@ci.clayton.ca.us [mailto:postmaster@ci.clayton.ca.us]
Sent: Thursday, June 23, 2011 7:45 PM
To: cityinfo@ci.clayton.ca.us
Subject: city feedback form

Below is the result of your feedback form. It was submitted by
(postmaster@ci.clayton.ca.us) on Thursday, June 23, 2011 at 22:45:09

First Name: Anthony

Last Name: Siino

Street Address: 1101 Oakwood Circle

zipcode: 94517

city: Clayton

Contacts email: anthonyysiino@sbcglaobal.net

Phone: 925-672-8438

Subject: Being nosy

I can see it from across the valley that they are moving a tremendous amount of dirt.
What are they doing on the old Monastery Property? It looks like they took out all the
newly installed infrastructure. Just curious.

Thanks

Anthony Siino

Submit: Send Comments

David Woltering

From: robert a. staehle [bob@draftingboard.com]
Sent: Thursday, June 23, 2011 2:21 PM
To: David Woltering
Subject: Clayton Community Church Draft EIR

June 23, 2011

Re: Clayton Community Church Draft EIR

Mr. David Woltering, AICP
Community Development Director
City of Clayton
6000 Heritage Trail
Clayton, CA 94517

Dear David,

I have reviewed the Visual Resources section of the May 2011 Draft EIR for the Clayton Community Church. I find Figures IV.G-2 and IV.G-3 to be misleading representations of the distant horizons typically visible from the selected locations. The source images appear to have been captured during overcast or rainy conditions. These conditions have obscured the distant horizon (referred to in the text). Based on weather research, Clayton should have sunshine predictably for approximately 250 or more days per year. Therefore, it is my opinion the use of overcast base images is not a representation of typical conditions. Furthermore the resulting base photography appears flat and non-descript. This is not as might typically be seen with vivid shadows and contrast assisting the viewer to define image depth. The resulting exhibits appear flat and lacking depth of field and/or definition of architectural features.

Additionally, it appears all three views may have been shot using a wide-angle lens resulting in an exaggerated field of view (FOV). Based on my experience it is common practice (but not a CEQA requirement) to prepare visual simulations that utilize a 'normal' lens FOV. I have visited the three locations indicated on Figure IV.G-1. Based on visual inspection at each location and attempting to capture similar base images the FOV for each image appears to be approximately 60 degrees measured horizontally. The FOV for a normal lens is commonly considered to be between 40 and 50 degrees horizontally.

In my opinion, the images lack of background and vivid delineation of depth plus the introduction of what might be wide-angle views; the results are misleading photo simulations. As a resident of Clayton I respectfully request the environmental document be revised to include visual simulations that more accurately depict the proposed project. I feel both myself and other members of the public would benefit by the opportunity to review images that more accurately depict the proposed construction.

Sincerely yours,

Robert Staehle
Resident of the City of Clayton=

David Woltering

From: Laci Jackson [ljackson@ci.clayton.ca.us]
Sent: Thursday, June 23, 2011 2:56 PM
To: 'David Woltering'
Subject: FW: city feedback form

-----Original Message-----

From: postmaster@ci.clayton.ca.us [mailto:postmaster@ci.clayton.ca.us]
Sent: Thursday, June 23, 2011 2:41 PM
To: cityinfo@ci.clayton.ca.us
Subject: city feedback form

Below is the result of your feedback form. It was submitted by
(postmaster@ci.clayton.ca.us) on Thursday, June 23, 2011 at 17:41:12

First Name: melanie

Last Name: couch

Street Address: mt vernon

city: Clayton

Contacts email: couchdog4@yahoo.com

Phone: 672-1331

Subject: I strongly disagree with the building of the church. We are not a huge city with proper space to build such an enormous structure. I am concerned with the amount of traffic and people flooding our tiny streets. I moved to clayton because of the quiet, lowkey atmosphere which will be destroyed. I am also concerned that a historical building will be torn down.

Please dont let them change our beautiful little town of clayton. Thank you

Submit: Send Comments

David Woltering

From: Barbara G [barbasset@gmail.com]

Sent: Thursday, June 23, 2011 4:52 PM

To: dwoltering@ci.clayton.ca.us

Subject: Clayton Community Church

I am in favor of the building project. I am not a member of the church. The architect's rendering looks like the building will greatly enhance the downtown, and will be in keeping with the city architecture. When one thinks of a picture of small town America it always includes a church representing the principles and beliefs of our founding fathers. The story poles outline a building much smaller than I envisioned by the rendering. It appears to be smaller than the office building on Oak Street. I think that those in opposition of the size aren't aware of the theater style seating that is more vertical than horizontal.

By the long-time vacancies in the other building, it is apparent that Clayton does not need more vacant retail but I understand that the church accommodated the City by including the retail spaces.

Maybe it's time for the city to consider a small two-story parking facility on the land near the Post Office or elsewhere. It seems they have monies to spend at the end of the budget year on sidewalk rocks, esthetically appealing but a flagrant waste of money in this economy.

I frankly don't understand the threat a downtown church imposes. On the whole, churches are charitable institutions that promote community, love, good will, and redemption. Believer or not, who can seriously argue with that?

Barbara Bassett

David Woltering

From: Jim Ondersma [jondersma@gmail.com]

Sent: Thursday, June 23, 2011 5:03 PM

To: dwoltering@ci.clayton.ca.us

Dear Mr. Woltering,

As a 14 year Clayton resident I may be viewed as a newcomer to some, but I have watched with interest the development of Clayton's downtown area over this period of time. Certainly the look of the place has improved since I moved here in 1997. The proposed development of the Clayton Community Church property which calls for community meeting space and retail space as well as the church's offices and sanctuary seems like another win for the city. What city the size of Clayton could even dream of finding an organization willing to invest millions in its downtown area in an economic climate such as we are experiencing today? The fact that the church is willing to host tax-paying businesses on its property is a testimony to the civic-mindedness and generosity of its leadership. I hope that the city will be able to match that level of care by encouraging the church to continue with its commitment. I never thought I'd see the day when someone would want to take a dusty empty lot and a broken down inn and transform them into a beautiful space for all residents to enjoy. I'm sure the existing downtown businesses will also benefit from the regular presence of the church attendees in downtown. Looks like a win-win to me.

Jim Ondersma
jondersma@gmail.com

David Woltering

From: Michael Barnes [mbpeace4all@gmail.com]
Sent: Thursday, June 23, 2011 6:07 PM
To: dwoltering@ci.clayton.ca.us
Subject: EIR report for Clayton Community Church
To: David Woltering, AICP, Community Development Director

Hi David,

My wife, two girls, and I moved to Clayton in 2007 and have had a wonderful experience in the community. It took several attempts, but we also found a great church home at Clayton Community Church. I'm writing to express my desire that church project go forward. Here's how I see it from the environmental impact report:

1. From an environmental standpoint: There is nothing in how the building would be constructed that would be different from any other types of buildings that the land could be used for. While we might all agree that no building would be least impactful, whether the land is used for a church or other building type the impact would be similar.

2. From a Traffic Standpoint: I work for a major US retailer as their head of real estate. Traffic is a good thing if you want to preserve the business community. I don't want to put a retail store where there is no traffic. It's good business to put your business where there is traffic. The church will bring more business to the City. I don't like to see tax dollars go to Concord.

3. Parking - I think it's an interesting question raised, but then you have to consider the use and time. I don't know about you, but everytime I drive by any church at anytime but Sunday morning, I don't see very many cars (usually you can count the number on 1 hand). The real question in my mind is what the parking strain from 9am to 12 noon on a Sunday morning is in Clayton. Driving in Clayton Downtown on Sunday morning is a Ghost Town, the demand for space is tiny.

What I find also interesting is how often the local business use the church parking today during Friday and Saturday nights. I think that the business use of our space is a great thing as well. When we support each other as neighbors, it works.

What I love about our City is the small home town feel that we have, I believe this Church will add to the community.

Thank you so much for your consideration,
 Mike Barnes
 317 Windmill Canyon Place
 Clayton, CA 94517
 925-673-5573

David Woltering

From: brenda ameli [thespiritmoves@gmail.com]

Sent: Thursday, June 23, 2011 6:56 PM

To: dwoltering@ci.clayton.ca.us

Subject: the church in downtown Clayton

Hello Mr. Woltering,

Just a note to let you know of our support for Clayton Community Church to go forward with plans to build a church on Main Street in Clayton, on the property owned by the church. My husband and I are members of Clayton Community Church, and although we live just over the border into Concord, the majority of our shopping is in Clayton. We love the downtown and think that a church would add to the charm of the community---far more than the vacant lot or another retail building would.

We are both business owners with businesses in Concord, and we know the importance of drawing people into an area where businesses are operating; the church building in downtown Clayton has great potential to do just that. We also feel that there is also much potential for a satisfactory agreement between CCC and the city of Clayton.

Sincerely,

Brenda Ameli

brenda

amelitraining.com

www.thespiritmoves.org

Love your workout, love your body!

David Woltering

From: Everett & Shirley Solen [solensden@sbcglobal.net]

Sent: Thursday, June 23, 2011 9:32 PM

To: dwoltering@ci.clayton.ca.us

Subject: Church in Downtown Clayton

I can't think of any little town that doesn't have a church close to it's center. Clayton still has an original historic small one from the past (Endeavor Hall)...It needs one that fits the town now.. How could people in town for church on Sunday be anything but a positive to a very "quiet" business economy....Not that the congregation is thinking about the business, they need a place to worship....Clayton could only be the beneficiary in this arrangement..

So many conflicting ideas, who made the two story rule for new buildings? How does that fit the "old town" vintage look..? Then to be heard complaining about it on Channel 7 yet!!!. Such bad press!! I would think Clayton should be embarrassed, to say the least, being portrayed as a small American traditional town, with family values complaining about a church...How about one more bar? Would they still be in such an uproar?

Shirley Lewis Solen(friend of Clayton)

David Woltering

From: prayin4ya2@aol.com
Sent: Thursday, June 23, 2011 7:56 PM
To: dwoltering@ci.clayton.ca.us
Cc: shawn.robinson@claytoncc.com
Subject: Clayton Community Church Building

Dear Mr. Woltering,

My name is Kristy Johnston and I have been a member of Clayton Community Church since 1998. I have experienced first hand what this church can do to bless a whole community! The people of CCC not only help the people of Clayton when they are going through hard times, but they have helped businesses and supported schools. They are always there to serve the community.

Having a church building in downtown Clayton would be AWESOME!!! It would give the city a place that supports families, hold weddings, funerals, fun activities, a place for youth to hang out and be encouraged, etc.

CCC has always volunteered their time and love to this community. Fourth of July parade, Art and Wine Fest., October Fest, Labor Day Derby, Family Movie Nights in the parking lot, the old car shows use the parking lot, our youth groups go to Diamond Terrace to love our older Clayton citizens and our church family and friends use the businesses and restaurants everyday.

I can't think of a better location for CCC, than the middle of downtown, where we can give all we have to love and support this beautiful town.

My hope is to have CCC built downtown, so that it can overwhelm the people of Clayton with joy!

Thank you for your time,
Kristy Johnston

David Woltering

From: Lee Schugar [cccwinds@gmail.com]

Sent: Thursday, June 23, 2011 10:13 PM

To: dwoltering@ci.clayton.ca.us

Subject: Clayton Community Church

Dear Mr. Woltering,

I would like to let you know that I and my family fully support the Clayton Community Church building project. After reviewing the plans, I have come to the conclusion that it is a win/win situation for everyone concerned. The idea of having retail as well as the church offices provides the best of both worlds for our city. To me it seems that the church provides many community activities in which many NON church members attend, such as movie nights, the Labor Day Derby/Car Show and Christmas Lights. Also it is my opinion that the addition of an auditorium for community use would be greatly beneficial, since there is no other facility of this type available right now.

The layout and design of the buildings is very attractive and would be a welcome addition to downtown Clayton.

Sincerely,

Lee M. Schugar and Alice Espanto-Mock

6/28/2011

David Woltering

From: Jack DeRieux [derieuxs@astound.net]

Sent: Thursday, June 23, 2011 10:14 PM

To: dwoltering@ci.clayton.ca.us

Subject: Clayton Community Church

David Woltering
Community Development Director
6000 Heritage Trail
Clayton, Ca. 94517

Greetings David,

I would like to voice my support for the proposed main church building and downtown retail stores and office buildings. I first moved to Concord in 1968 at the age of 3 and I have lived and known this area all of my life. I have seen Clayton Road lined with empty orchards and evolve seamlessly with the surrounding growth of the area. With relatives in Stockton we traveled frequently through what I know as "Old Clayton" onto Marsh Creek Road and then to Highway 4. It was always exciting to me as a kid driving down what seemed to be a steep curvy hill into the little town of Clayton. If we were lucky we stopped by the little pizza house with sawdust on the floors on our drive home. We would also venture to the Pioneer Inn for birthdays and a good steak dinner. As time went on our trips through Clayton were rerouted to the larger Highway 4 and occasionally we would make it back to Clayton. I share these memories with you because even though I reside in another city (Concord) I still have and will be affected by the decisions made by the City of Clayton and the decision to allow Clayton Community Church to construct their buildings on their property. What my parents involved me in with Clayton, I am now doing the same to my family. It is because of Clayton Community Church we have returned to Clayton for the past 9 years as patrons to many of the local establishments and are highly involved in the church's popular downtown outreaches and events.

I think the concept and design of this proposal is extremely comprehensive and well thought out incorporating the historical feeling and appearance of downtown Clayton while meeting the city's requirements and inviting new design and growth for all parties. With change comes fear and reservations; what may be perceived as fantastic to one is an eyesore to another, (let us not forget the "Spirt Poles" in Concord). I believe this plan and design blends well with those favored and opposed and will energize the need for vitality and revival to the heart of downtown Clayton, barring small hurdles, parking etc. which can easily be resolved, I believe this facility and design will make Clayton and everyone proud to be apart of it's future.

Our Family is in favor for the downtown Church building, retail stores and other surrounding offices to be constructed.

Our family is looking forward to enjoying the new vibrant downtown.

Thank you for your time and allowing me to share my opinion.

Jack DeRieux and Family

6/28/2011

David Woltering

From: Jackie Imhoff [dolphinlr93@sbcglobal.net]

Sent: Thursday, June 23, 2011 10:50 PM

To: dwoltering@ci.clayton.ca.us

Subject: Clayton Community Church

I would like to give our support in approving the Clayton Community Church's desire to build there church center in downtown Clayton. They have the requirements I think the city is asking for (2 story bldg & retail sales access) to name a few. Parking is not as big an issue as they say. Seeing an empty downtown on Sunday mornings will change with the new church as it will bring in a number of cars. I know a good number of people will walk to church instead of driving with the way the city has planned there trail system. It will also boost the retail business in the downtown area.

The story poles were a good idea along with the bill board showing the finished project. There drawings show that it does not show a big box church look.

I hope that The City of Clayton has a positive approval for this project.

Thank you,
Gary Imhoff

FYI

I was saddened to see the Subway employees standing on the corner with there arrow signs & flags on the street corner. Too bad we we have cheapened our downtown like a lot of other cities have.

David Woltering

From: Greg Chew [gbrchew5@sbcglobal.net]

Sent: Thursday, June 23, 2011 11:03 PM

To: dwoltering@ci.clayton.ca.us

Subject: In support of Clayton Community Church

I would like to voice my family's support of the proposed Clayton Community Church site in downtown Clayton.

My family lives in Concord and has been attending Clayton Community Church for 15 years. We never visited the downtown area until the church bought the property downtown and started hosting activities there. Clayton is now a place we frequent often for lunches/dinners/playing at the park etc.

Having a church built downtown will only serve to increase the patronage at the various shops and restaurants that are there. By way of various church activities and outreach programs, many people will be coming into Clayton who would generally not do so otherwise.

Thank you for your consideration.

Sincerely,
Beth & Greg Chew
Concord, CA

6/28/2011

David Woltering

From: Tj Weber [maywoodlane@yahoo.com]

Sent: Thursday, June 23, 2011 9:00 AM

To: dwoltering@ci.clayton.ca.us

Subject: Clayton Community Church Plan

Dear City of Clayton,

After viewing the proposed plan in Clayton, we feel that the project is too enormous (both wide and tall) and needs to be scaled back. When entering Clayton, we feel that it would lose that small town feel and reflect the feeling of a small town built around a giant church. It would dwarf everything. We know that part of the problem is the forced retail space which we see the reason for, however from the street it will still look like a church. We would like the look of a small church (maybe 3 times larger than Endeavor Hall).

Thank you for accepting public comment on this issue.

Mr. & Mrs. Weber
90 Mt. McKinley Court
Clayton

David Woltering

From: Collette Carroll [collette@your-os.com]

Sent: Thursday, June 23, 2011 10:23 AM

To: dwoltering@ci.clayton.ca.us

Subject: Clayton Community Church

Dear Mr. Woltering

I am writing to you in support of Clayton having something downtown instead of the large vacant lot. I have lived in Clayton for over 20 years. When I moved to Oakhurst Presley espoused Clayton as the next Carmel...I was not naive enough to believe that could happen. am also not naive enough to believe that Clayton will ever be a hive of commercial activity. We see very clearly how 2 story commercial buildings in Clayton work - NOT. The eyesore yellow building that has sat empty for ages and now just getting some tennants is proof of that. We are a charming little town and I LOVE living here. But it will never be what some people believe it will be.

I absolutely support a vibrant church community downtown with all the benefits it brings. To date Clayton Community Church has been a blessing to the people of Clayton and I believe it will continue to be.

I support the building of their proposed new complex.

Thank you for your consideration

Collette Carroll

David Woltering

From: Gary Napper [gnapper@ci.clayton.ca.us]

Sent: Thursday, June 23, 2011 10:44 AM

To: dwoltering@ci.clayton.ca.us

Subject: Church

Edited to forward only those comments regarding the church (not the charter school)

Gary

----- Forwarded Message -----

From: Al Acuna <alacuna@sbcglobal.net>

To: hank_stratford@yahoo.com; councilmanGeller@aol.com; joe@claytoncouncil.com; juliepierce@comcast.net; hankstratford@yahoo.com; shuey@rankinlaw.com

Sent: Wed, June 22, 2011 3:20:54 PM

Subject: Charter School & Church

Dear City council members.

I also want you to know that and I group of my neighbors do not want any zoning changes from the current downtown plan to accommodate the proposed downtown church. There should not be a church in the small downtown area of Clayton. There is inadequate parking for the church now and to assume that surrounding businesses should give up their parking for Sundays and other church events if the church is expanded is not acceptable. The story poles also showed that the two story structure would be a blight in the downtown area. The church really needs to look elsewhere for land for their church & congregation and I hope that our mayor who is a member of the church can excuse himself from the final decision making. Our tax base for Clayton, especially the downtown area, needs commercial businesses and financial income. A church is unacceptable in our tiny downtown area.

Respectfully,

Al & Patti Acuna
5962 Cardinet Drive
Clayton, CA
alacuna@sbcglobal.net

June 23, 2011

To David Woltering, AICP
Community Development Director

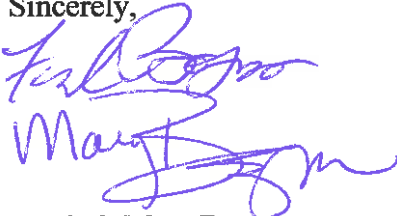
We are writing this letter in support of Clayton Community Church building their church in downtown Clayton. What better place to have a church than in our downtown! It will bring hundreds of people downtown each week to shop in our businesses and eat in our restaurants.

We love our small town of Clayton. We are a tight knit community that values family and wholesome and healthy fun. We welcome people who love God and our country and are law abiding.

A church downtown is a win for everyone. Income for our business owners and revenue for our city. Safe and friendly people frequenting our parks and businesses and inviting their family members and friends to join them.

Please allow Clayton Community Church to build here.

Sincerely,



Frank & Mary Bagnio
26 Regency Dr.
Clayton, CA 94517-1729

RECEIVED

JUN 23 2011

**CLAYTON COMMUNITY
DEVELOPMENT DEPT**

David W. Cterina, AICP
Community Development Director
City of Clayton City Hall
6000 Heritage Trail
Clayton CA 94517-1258

Re: Clayton Community Church
Project Draft EIR.

June 22, 2011

Dear Mr. Waltering

I am opposed to this project for the following reasons which are not adequately discussed in the EIR.

- 1) It is a massive project which will become the focal point and entry statement into central Clayton
- 2) It will create massive traffic and parking problems.
- 3) It will destroy the cultural heritage of Clayton from a small historical ranching and mining area into one dominated by the Church culture and activities

When one enters Clayton downtown now on Clayton Road, one is greeted with many trees and a sense of openness. This project proposes to remove most of the trees. The site will be raised significantly to get out of the Flood Plain. Then large 2 story buildings will fill the site on the

RECEIVED

JUN 23 2011

CLAYTON COMMUNITY
DEVELOPMENT DEPT

side a "living town". The EIR has very nice view elevations but they're all from the Main St. area. Visitors will be presented the back side, blank walls.

The entire section of the EIR devoted to traffic, circulation, parking and pedestrians is woefully inadequate. Perhaps, this section should be prepared under the supervision of a Professional Registered Engineer qualified in the area of Traffic Engineering. It is an aspect of the proposed Church Project which, if the church is prosperous, will create nightmarish situations during any given week in the Central area. As such, Urban Land Planners should not be relied upon in this area.

I have been visiting Clayton since the 1940's and lived here since 1977. The cultural heritage of our area is one of ranches, cowboys, vineyards, cool wives and a bar. Ask most anyone about Clayton and you're liable to hear Pioneer Inn, Luigi's Pizza, Clayton Club or the newcomers - Medvick's or Mossi's. Our historical culture didn't include any churches. The EIR is deficient and inadequate in this area. The discussion

of an alternate location, if done adequately and thoroughly, would have concluded that an alternate location is the best. A church located in a peripheral vicinity to the Central Business District has numerous positive aspects. None of which were identified or discussed.

Other items mentioned which raise concerns are:

1) In the discussion of the storm water, a reference is made to detaining water under the asphalt. This is erroneous and preposterous.

Simply wrong.

2) The necessity to divide the property into 4 parcels. This implies multiple ownership in the future. This should wave red flags to everyone on the Planning Commission and Council.

In closing, I hope everyone takes these concerns sincerely and comes to the conclusion I have that an alternate site is best.

Thank you

John W. Poreh
88 El Molino Dr
Clayton CA 94517

To: LSA Associates
& City of Clayton
c/o David Woltering, City Planner
City of Clayton

Re: Letter Regarding the EIR for the
Church Proposal on existing Commercially Zoned Land

6/23/2011

Dear LSA associates et al,

First of all I appreciate the analysis in the EIR of what could be done with the property if it were to be built out as zoned and as planned in the Town Center Specific Plan. It indeed would be terrific to someday see a 40,000 square foot ground floor retail project with 20,000 square feet of offices and 20,000 square feet of affordable housing above, and 147 parking spaces, all done professionally in the "Old West" architecture that we have all been planning for!

In fact it would be so terrific, that reading the EIR, virtually None of your recommended "mitigations" to this ill conceived and inappropriate project mitigate it at all, much less to a level of "less than significant impact".

Such a project per the existing Town Center Specific Plan, etc, would do all the wonderful things for Clayton and more which you list on pages 76, 77, and 78 of your report. Also, such a large and open parking area complying with the Stated REQUIREMENT that any new development Main Street be Commercial up to the sidewalk, would allow for shade trees and the distance needed to not overwhelm passersby and to attract them to enter Town Center and possibly shop. And such a parking lot could be done to also accommodate booths and activities for our regular Art & Wine, Oktoberfest and other activities that also help promote and boost future business. This is contrary to the CCC proposal, which instead proposes to put the Massive building in what should be the parking Lot, overwhelming the viewers, minimizing the message that this is our commercial Town Center, and making the lot both inadequate and almost useless for holding events.

Also as the intended commercial package would do it's share during work days to accommodate their customers, it would actually do MORE than their share for Town Center because at night that parking could serve as overflow for the other businesses in the evening hours. In other words such a project instead of being a drag and harmful to Clayton's Town Center parking, will actually be a net benefit to the existing and future businesses because it carries it's way and then some.

Also, the parking issue is just ONE of the many issues enumerated in your LU-1 on pages 76-78. While your proposal does NOT mitigate even the Parking Issue to an insignificant level, it also does nothing to mitigate the other many components that such a different usage would harm about Clayton's Town Center

Your observations in LU-1 on pages 76-78 are right on about what in addition to the Parking problem, this applicant would change and harm about our Town Center.

As you state such a proposal would "change the land use character of downtown Clayton." And that "commercial uses in the Town Center are a preferred land use". Also the BAE Report you reference also lists many aspects that this proposal would ruin about our Town Center, NOT just the Parking issue.

With only 19 percent of the space being for retail and the remaining 81 percent for sanctuary and other uses, in addition to the parking issues, that is a very bad trade for Clayton with the need for this and it's neighboring parcels to all need just as much retail/commercial as we can get built and as a community benefit from. So parking alone does nothing to mitigate these aspects of harm that this proposal would do to Clayton.

You go on to list changing of the zoning ordinance, the Town Center Specific Plan and the General Plan in ways that would entirely "Gut" Clayton's commercial future potential, and even acknowledge that if it happened it "would result in a substantial adverse physical impact associated with the areas parking supply AND THE FUTURE VIABILITY OF THE TOWN CENTER AS A COMMERCIAL HUB." And that "the project as a whole could hinder the future commercial development of the Town Center, which is considered a significant physical environmental impact."

So I must respectfully disagree with your comment on page 80 that "the provision of an adequate supply of parking in the Town Center would mitigate this impact to a less-than-significant level". Rather than that being a logical statement or conclusion, it is unsupported by the facts even within your own Report, and deserves to be rebutted and ridiculed by the people of Clayton, rather than to rely upon your assurances.

There are many things to also challenge about this proposal, for example you "assume" on page #28 that the CCC would rent the retail space and office space in buildings #2 and #3 to non-church tenants, but that is neither a given or a requirement that I can see within your Report.

As far as the "phasing in" of the various buildings, that should only be done if it is the currently zoned retail and commercial parts that are done and completed and leased out in Phase #1. Otherwise, what is to keep the applicant from getting their usage into operation, then NEVER completing the remainder, harming the Town Center commercial community and potential far beyond the already harmful effects within your Report?

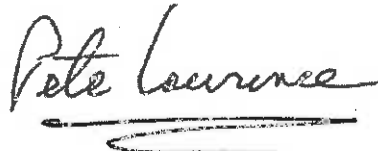
As to your report claiming on page #73 that this proposed project has "Approximately 55 percent used for Open Space", that hardly seems possible when it is solid buildings from the Clayton Road edge to the Main Street edge for much of it, only broken up by walkways, then the rest of it paved parking lot except for a little landscaping. Add to the fact that neither this project or any project can build upon the land west of the tunnel walkway, that should not be considered "Open Space" of their project, because it would be "Open Space" on any project.

At any rate I am rushed and don't have time to outline the many, many reasons why this proposed project can NOT mitigate the harm that it would cause to Clayton's future, but the above covers a little and hopefully others have covered many of the other aspects.

Sincerely, PETE LAURENCE, A former Clayton Mayor

1120 Oakwood Circle
Clayton, CA 94517

Cell: 890-6004



June 23, 2011

David Woltering
Community Development Director, City of Clayton
6000 Heritage Trail
Clayton, CA 94517

RE: ENV 02-09, Environmental review, Clayton Community Church, APNs 118-560-010 and 119-011-003

Thank you for the opportunity to address the Commission, Staff and EIR Consultant and ask questions in regards to the subject Project Draft EIR (DEIR). The following questions are arranged to coincide as closely as possible with the respective sections of the DEIR prepared by LSA Associates May 2011 and the Public Comments made at the May 24th City of Clayton Planning Commission Meeting:

3 - Project Description:

1. This section of the DEIR describes only the history and circumstance of the acquisition of just one of the project parcels which makes up only a portion of the overall Project site. The report would be improved by adding such relevant data as dates, seller, number of former property owners etc. for both sites (parcels). Can this be added to the DEIR Project Description for clarity and include information as to whether either of the properties were formerly owned by the City or have they always been private property?
2. The report does not make clear as to which property (parcel) the existing on site parking spaces belong to. Can this be determined and added for clarity, including providing a parking space count?
3. The report indicates the applicable Land Use and Zoning designations (i.e. Planned Development, Limited Commercial, etc.) and explains the zoning designation goals and purposes along with the relationship to the "Permitted Uses" as established by the General Plan, but provides no commentary or data as to when these relevant plans or zoning designations were adopted and/or amended. For clarity in the context of the evaluations and recommendations that are made in the DEIR, can the report please provide the dates on which these Plans were adopted, became effective and/or were amended?
4. The Project Description indicates that there is parking along Main Street but does not appear to provide a count as to the number of spaces in this section of the DEIR, nor does it include the spaces available in the directly adjacent Public Lot, the cross streets directly adjacent to the Project Site, spaces on Center Street and spaces in the Public Parking Lot which are approximately one block away. In addition, the tabulation in Section 4 appears to be both inaccurate - for example the Post Office number of spaces appears to count the truck area which is not available for customer or Public use; and out of date - it does not reflect changes, expansions or recent added projects. Can an updated tabulation that indicates the current conditions for Public, Street and Private Parking spaces for the entire area covered by the Town Center Specific Plan be provided for better evaluation purposes in the DEIR?
5. The Project Description of each of the buildings inclusive of the Sanctuary describes two story structures without indicating that this is what the Zoning and Town Center Specific Plan (TCSP) prescribes. Did LSA confirm with the Applicant that this two story height and use was driven either solely by the City Staff or

directly as a result of the TCSP requirements or were they driven by the Applicant's program and space planning needs? If not then shouldn't this (the Applicant's needs) have at least been considered as part of the studied Alternative (see below)?

4a – Land Use:

The DEIR states "The City of Clayton Town Center Specific Plan (Specific Plan) is intended to guide the development of downtown Clayton, the commercial center of the City." It further states "Religious assembly (e.g., church) uses are neither permitted nor conditionally permitted uses in the Specific Plan."

For context purposes can the report please clarify whether or not the following is permitted (either permitted or conditionally permitted) in the City's Town Center Specific Plan:

- Are non- religious assembly uses permitted? – For example: a team gathering at Skippolins Deck? A weekly car show? Weddings and receptions? Plays and Performances? Organization sponsored gatherings such as Memorial Day Remembrances, Concerts or Outdoor retail activities?
- This section (IV. A-3 p17) discusses but does not conclude whether the "Religious Use" is a burdensome restriction. Shouldn't the significance of when the restriction itself or a commentary as to when this restriction was made part of the TCSP versus the timing of when the properties were purchased be included in this discussion? In addition, this discussion on assembly use in this section does not differentiate between the allowance of Religious and Non-religious uses. Can this be added?

4b. Transportation and Parking:

1. In the past 10+ years there have been a number of projects proposed and approved both formally and informally in the area covered by the TCSP and the applicable Municipal Code parking requirements. Most notably these have included:

- One Story Business Office Building
- Post Office (including conversion of existing Post Office to Retail)
- 3 projects/ additions to Skippolins/Ipsen Property - Enlarged deck and Outdoor Seating, relocated storage trailer, "Time Out" retail use, Hair By Jim renovation.
- 2 Story Retail Development
- A Permitted Multi-Use Project Development
- A Multi-Family Medium Density Housing Development
- Grocery Building Restoration and Retail and Office Addition
- Pharmacy Development Project

These projects and the resulting parking changes (or deficiencies) do not appear to accurately reflect the parking and deficiency counts shown in the table exhibit included in this DEIR section. Can this be updated? In addition to being updated, can the section be further expanded to reflect whether or not any of these projects met either current or the previous Municipal Code parking requirements or if applicable, necessarily had to have waivers granted, when they were approved? Were parking agreements with adjacent business Owners proposed or required?

2. In both the trip and parking analysis tables it indicates a count of 40 during weekly AM hours for the Church Use on what appears to be a daily basis. This does not seem to be consistent with the current Church Staff use or what appears to be the current conditions. Does this count reflect users of this lot other than the Church patrons and staff? Recently posted parking restrictions and demolition on adjacent lots may have contributed to an anomaly in this assessment. Can this be rechecked or further explained?

3. The discussed issues and assumptions in the DEIR regarding parking, circulation and the “cueing” issue brought up by the Commission were recently tested during the Memorial Day Remembrance Assembly in the TCSP area. Did Staff or LSA confirm the assessments of the DEIR and its related and stated potential concerns or needed mitigations?

4. In the tables for parking and traffic circulation mitigations it appears to indicate a recommendation for the applicant to pay for a proposed Traffic Management Plan (TMP). Doesn't the City have one of these already for the larger assemblies that occur on a regular basis in the Town Center? If the Applicant's use and impact is confined mainly to its “Religious Use” on Sunday isn't it intuitive that a TMP in place for a concert that according to press accounts involves “thousands” during normal business hours would be more than adequate to cover this application?

5. In this section it infers that the Applicant may be required to pay for parking improvements (other than those on the Applicants property) as a mitigated condition of approval? Is there an existing Municipal code or policy that can be cited as the nexus for this proposed requirement? Were any of the most recent projects that achieved Neg. Dec. status but were found parking deficient or provided no such improvements at all required to contribute as a proposed mitigation? Similarly, were any of the other projects noted above required to make such contributions as those suggested and/or was this policy consistently applied or even retroactively applied to those private developers who improved or expanded their properties or purchased and developed City (Public) properties?

7. Would this policy (of mandating contributions or assessments) apply to a future applicant that was proposing a project that was of non-Religious assembly Use?

8. Does (what appears to be new policy) set a precedent for all TCSP parcels that would have the unintended consequence of either restrictive parking use or force a requirement for Public or private compensation from adjacent property Owners, their tenants or the patrons who regularly use one another's parking?

V. Alternatives

- What is the premise of the “do nothing alternative”? Is the intent that the Applicant is forced to just sit on his property and do nothing? In this instance does the DEIR analyze the impact for the potential liability or cultural instability of disallowing the Public the current use of the existing parking spaces or generous use of the property(s) for other events? Would the City have to take over the property to insure the status quo as described, or donate it to some conservation group that makes it a permanent open space to be in keeping with this DEIR conclusion, as the “superior” environmental alternative?
- In regard to the alternative property – have you found the answer to the Commissioner's question about whether or not the represented alternative property was in fact available and had approached the Church for a sale? What sort of compensation arrangement would have to take place with regards to this Applicants' properties if the suggested property was available? Would the responsibility fall to the City to have to compensate the Applicant to force them to sell and move? Is this permissible by law?

- For the alternative sized sanctuary study and analysis was the Applicant part of this discussion? Was an alternative to a smaller sanctuary building inclusive of a study of a one story sanctuary which may suit the stated Church's capacity needs considered and wouldn't this analysis have been more relevant? As described, wouldn't a one story building be more compact as it would not require the upper level and its related circulation requirements (corridors, stairs, elevator etc?) and would not the small amount of administrative and classroom use currently shown on the second floor have been accommodated in one of the other buildings? Would this not free up more land space for parking and lessen the visual impacts? Should this have been part of this portion of the DEIR and can this alternative be studied in lieu of the alternate that was presented? Absent of the DEIR analysis could the Applicant be asked to present an alternative?
- There is no analysis provided for the Mixed- Use Alternative in terms of parking, traffic circulation and visual impact concerns and the related environmental impacts other than to indicate that this is the Use permitted by the TCSP. Wouldn't a 60,000 SF +/- development generate more traffic trips and greater traffic circulation problems than a once a week use? Would there be a more permanent and unmanageable parking impact generated as a result of the need to designate non-Public use spots for the Residents? Would placing this much SF on this these parcels just in terms of parcel size capacity require a minimum of two story buildings throughout or even two story plus (i.e. with garage) that would have a greater visual impact on the Downtown which seems to be the biggest Public concern at least as expressed at the Public Hearings to date?

Cultural and Civic Discussion:

There appear to be many tangible and intangible benefits to the Community about this proposed project and the Church's presence in downtown Clayton some of which have already been realized as part of their current presence and have become part of the fabric of the Community with nothing but a positive impact. These appear in the forms of the benevolent programs that serve the Clayton and Concord community as well as the Church's sharing of their parking and property for regular use and special events. From statements made by the Church they appear to be willing to continue and do more. Can these be more clearly identified and included in the DEIR?

One such positive benefit is clearly found in the provision for the youth buildings and Children's activities which can be centralized and more focused in the downtown by the realization of this project. Can the DEIR be expanded to identify and analyze the benefits of these programs especially in consideration as a means to address the vandalism issues as identified and discussed most recently by the Police Chief?

We would like to thank you for the opportunity to comment on what we believe is an important project for the City of Clayton. It is great to see someone step forward to invest in the Community and we look forward to contributing to the responses and discussion for this project as it moves forward. We hope as the Planning Commission and City Council consider this project they look beyond to the bigger picture and to borrow from the new City motto, act with Courage, Integrity and Do the Right Thing!

Glenn D. and Lisa Miller

MJ. Co.

6-22-11

David Walter,

I am in favor of building
a church in downtown Clayton.

It would bring people into Clayton
after church, they can eat at
one of your fine restaurants. You
need more people to
Clayton.

RECEIVED

JUN 22 2011

CLAYTON COMMUNITY
DEVELOPMENT DEPT



David Woltering

From: Alonzo Becerra [alonzobecerra@yahoo.com]
Sent: Wednesday, June 22, 2011 9:13 PM
To: dwoltering@ci.clayton.ca.us
Subject: re:Clayton Community Church

Mr. Woltering,

I'm writing in full support of the proposed plan for Clayton Community Church.

All I have seen since the bypass was built is a long tradition of empty streets and empty store fronts.

My wife is a business owner with a downtown business. We see a need for a strong, family oriented presence in the downtown area.

Alonzo Becerra

June 22, 2011

To Whom It May Concern

Where as, the Clayton Community Church family have planned for many years to build their own building.

Where as, the town of Clayton, in the early 50's consisted of the Pioneer Inn, a bar, and a large grove of Eucalyptus trees. Marsh Creek road made a sharp right turn and the end of the town when families were driving to Marsh Creek Lodge.

Where as, the Clayton Community Church family has grown considerably from a handful of people to large congregation of individuals and families.

Where as, the history of Walnut Creek and Concord record that churches were built when the cities were in their infancy which brought people together to form community support.

Where as, the Clayton Community Church family has been inclusive to extended members of the church family with events such as the Daddy Daughter, the summer camp, the church BBQ and other events.

Where as, the Town of Clayton approved a Post Office because previously the closest post office was 6 miles away

Where as, the Clayton Community Church family has brought others to the town of Clayton who have purchased goods and services, such as a stop at CVS or lunch at Mudville, brings new money into the community.

Where as, the Town of Clayton approved a library because previously the closest library was in Walnut Creek which is 6 miles away.

Where as, the Clayton Community Church family has become involved in local events and organizations, such as the Friday night movies during the summer, and the box car races on Labor Day. Also the Fourth of July Parade.

Where as, the Town of Clayton approved a golf course and club house because previously the closest facilities were in Walnut Creek which again is 6 miles away.

Where as, the Clayton Community Church family has paid the Mt. Diablo School District for use of the school facilities for many years.

Where as, the Clayton Community Church family has sent teams to serve others in the nation, such as New Orleans and Las Vegas.

Where as, the Clayton Community Church family has sent teams all over the world, such as Mexico and Africa.

Where as, the Clayton Community Church family can serve more people when there is a permanent building.

Let it be resolved, that the benefits to individuals, businesses and treasury of the Town of Clayton, will benefit substantially by approval for construction of a building in downtown Clayton of a church.

David Woltering

From: Idania Perez [idaniaperez2010@gmail.com]
Sent: Wednesday, June 22, 2011 11:02 PM
To: dwoltering@ci.clayton.ca.us
Subject: Clayton Community Church

David Woltering,
AICP, Community Development Director

Mr. David Woltering:

I am writing this little note to you in support of the development of Clayton Community Church in our loved city of Clayton, it has been amazing to see how with time and effort this church mainly conformed by local residents has finally started the building process, my family is pleased to see how the church has grown through community efforts and activities that unify our city and brings us together as a community.

I believe the impact of the new flow of people will be beneficial to local business and of cultural enrichment of our downtown, the church has been involved in many activities at the park, festivals, fairs, etc... and has proven to the community that their activities are well organized and environmentally friendly, not altering order but creating a great family time for locals as well as visitors.

We have a beautiful city and having a bigger local church will be definitely an asset for everyone who is able to see progress and common sense.

After looking at the proposed development plans, confirming that it will be built according to the standards of the city, my family and I support the building of the church.

Have a great day.

Idania Perez

6/28/2011

David Woltering

From: Laci Jackson [ljackson@ci.clayton.ca.us]
Sent: Thursday, June 23, 2011 9:06 AM
To: 'David Woltering'
Subject: FW: city feedback form

-----Original Message-----

From: postmaster@ci.clayton.ca.us [mailto:postmaster@ci.clayton.ca.us]
Sent: Wednesday, June 22, 2011 11:18 PM
To: cityinfo@ci.clayton.ca.us
Subject: city feedback form

Below is the result of your feedback form. It was submitted by
(postmaster@ci.clayton.ca.us) on Thursday, June 23, 2011 at 02:18:02

First Name: Armand

Last Name: Butticci

Street Address: 2 long creek circle

zipcode: 94517

city: Clayton

Contacts email: z28raider@yahoo.com

Phone: 925-890-6169

Subject: My parents were raised in Clayton and i have lived here since i was in second grade. I am now 27 years old and a home owner in Clayton ever since i saw the stick figure buildings that are to represent the new church i said i want to write to someone and tell them i think it's a bad idea.

That is what brings me here. I feel that developing that area really will ruin the small town feel that i love. I really cant believe that they're even proposing this project. It saddened me every time i drove home and had to pass those sticks thinking what it would be like if there was a building there. The car show already was affected by it with not even enough parking and it was just disappointing. I really hope more people in Clayton feel the same and shoot this down. What further can i do to get involved with opposing the development our small town?

Submit: Send Comments

David Woltering

From: Laci Jackson [ljackson@ci.clayton.ca.us]
Sent: Thursday, June 23, 2011 9:05 AM
To: 'David Woltering'
Subject: FW: city feedback form

-----Original Message-----

From: postmaster@ci.clayton.ca.us [mailto:postmaster@ci.clayton.ca.us]
Sent: Wednesday, June 22, 2011 7:30 PM
To: cityinfo@ci.clayton.ca.us
Subject: city feedback form

Below is the result of your feedback form. It was submitted by
(postmaster@ci.clayton.ca.us) on Wednesday, June 22, 2011 at 22:30:04

First Name: James

Last Name: Gamble

zipcode: 94517

city: Clayton

Contacts email: j.gamble@gte.net

Subject: Concerning the Clayton Community Church property development.

In an economy going nowhere quickly it is a blessing to have an entity that would wish to construct growth that would not likely happen in the heart of downtown Clayton.

This property is already owned, well kept-up and critical to the downtown economy by bringing traffic downtown to local businesses in a way that business owners can appreciate and understand. Constructing a building and placing a business in it is only half of the work as there needs to be a reason to journey downtown in the first place in a community such as Clayton.

Though charming downtown there is in my opinion "no there, there" other than a few eateries. The most action that happens in Clayton is Wednesday Night Car Shows (which Clayton Community Church helps host) and on weekends flocks of Harleys heading to the Clayton Club 'till early in the morning Sat. & Sun..

The "Save Clayton" website that was set up to save this patch of dirt downtown indicated that from their view it seemed that traffic downtown would be a horrible effect of building this development. How can you have a vibrant downtown economy if you don't have people coming downtown all through the day and evening utilizing the shopping and functions offered?

It seems to me that the Clayton City Council is simply picking and choosing waiting for the right fit (which there will never be) to come along and then back. How many BBQ establishments, restaurants, theaters or movie houses have been axed by the city before now?

I say let CCC build and bring life to a downtown that sorely needs it.

-James Gamble

Submit: Send Comments

David Woltering

From: Laci Jackson [ljackson@ci.clayton.ca.us]
Sent: Thursday, June 23, 2011 9:05 AM
To: 'David Woltering'
Subject: FW: city feedback form

-----Original Message-----

From: postmaster@ci.clayton.ca.us [mailto:postmaster@ci.clayton.ca.us]
Sent: Wednesday, June 22, 2011 5:50 PM
To: cityinfo@ci.clayton.ca.us
Subject: city feedback form

Below is the result of your feedback form. It was submitted by
(postmaster@ci.clayton.ca.us) on Wednesday, June 22, 2011 at 20:49:41

First Name: Andrea

Last Name: Baublitz

city: --- Choose One ---

Contacts email: arbaublitz@yahoo.com

Subject: Why do they have to build a huge church in downtown Clayton?? Can't they find
somewhere else on the outside of town and out of the way? Please see if they can relocate.

Submit: Send Comments

June 18, 2011

Mr. David Shuey, Mayor
City of Clayton
6000 Heritage Trail
Clayton, CA 94517

Received

JUN 22 2011

City of Clayton


Dear Mayor Shuey:

My husband and I have lived in Clayton for the past 31 years. Other than the service station that was proposed several years ago, we have never found it necessary to question the decisions of the City Council or our Planning Commission. However, we are extremely concerned over the proposed development of the Church Project on Main Street. Considering that the project will require amendments to the City's General Plan, the Town Center Specific Plan and Zoning, we find it baffling that such a project would even be considered!

The magnitude of the proposed Church Project is bound to have an impact on our small City and the architectural heritage of our Town! The ambiance that we are fortunate to enjoy in Clayton will be spoiled forever. The special events we participate in each year (the Art & Wine Festival, Memorial Day, 4th of July Parade, Oktoberfest, etc.) would all be impacted by this massive development. The parking problems and the endless traffic that this enormous development will have on the downtown area are unimaginable.

We firmly believe that this development on Main Street does not serve the best interests of our City or its citizens. Please do not allow this inappropriate project to destroy the character of Clayton's downtown. We are sure there is another more suitable location for the Church Project, other than Main Street.

Sincerely,


Wesley (Gene) Hydrick
465 Grenache Circle
Clayton, CA 94517
(925) 672-2637


Betty Hydrick

David Woltering

From: Colleen Tortorice [ctortorice@sbcglobal.net]
Sent: Wednesday, June 22, 2011 12:52 AM
To: dwoltering@ci.clayton.ca.us
Subject: Clayton Community Church project

Mr. Woltering,

I live in Concord but was recently in Clayton for the Sun Kings concert in the park. While there I saw the "story poles" (interesting) and pictures of the plans for the Clayton Community Church property. I was told that I could view the environmental report, and comment in general to your e-mail address.

My first reaction is what an awesome addition to the town of Clayton! The thought and design put into this project certainly equal that of the new park. I was also told that this facility would not only serve as their church but would be available for use by the community. Also they pointed out the retail spaces in the plans, and that there would be more parking spaces on their property than they currently have [and make available to the public, which I appreciated being able to use that day].

Totally a win-win situation! You have the beautiful park for outdoor-weather-friendly activities, and would then have a place for community indoor-weather-friendly activities. Besides more retail space to give me more excuses to visit your lovely town!

While I am not a member of Clayton Community Church and I don't live in Clayton, I did skim through the report and one of the items that caught my attention was, if I understood this correctly, your cities requirement of 222 parking spaces. I don't wish to inconvenience you so I do not expect a reply, please consider the following rhetorical questions.

Was this a typo? If they used all the land that they have solely as a parking lot they wouldn't have 222 spaces. As I looked at the overhead photo/map of the area I noted the new building that I had seen at the corner of Oak St and Center St. [I'm sorry I missed seeing those story poles! I can't imagine how tall they must have looked.] Besides the few parking spaces on Center St., do they have an underground parking garage (not visible in that photo) that accommodates their similarly required [I assume] quota of parking spaces?

Anyway, as a visitor to Clayton I thank you for your time and appreciate the opportunity to share my enthusiasm for this project.

Colleen Tortorice

David Woltering

From: Julie Van Wyk [jvwcr@comcast.net]

Sent: Wednesday, June 22, 2011 8:18 AM

To: dwoltering@ci.clayton.ca.us

Subject: downtown church proposal

To Whom it May Concern,

Please please stop this madness!! These buildings proposed by the church will make our town dark, closed and uninviting. The open space is part of the charm and history Clayton. Clayton, is a quaint, historic, sunny, open and inviting town. All this will be lost for ever if this proposal is approved. This proposal is simply a business venture for the church. We do not need more office space sitting empty! This economy does not show any signs of real improvement and will not for a very long time. Certainly, not in three years when the church has proposed it will sell the building for profit. It will sit there empty, for years as an eyesore and a constant reminder of a terrible mistake and misplaced decision for our lovely little town.

Julie VanWyk

6/28/2011

David Woltering

From: Laci Jackson [ljackson@ci.clayton.ca.us]
Sent: Wednesday, June 22, 2011 9:15 AM
To: 'David Woltering'
Subject: FW: city feedback form

-----Original Message-----

From: postmaster@ci.clayton.ca.us [mailto:postmaster@ci.clayton.ca.us]
Sent: Tuesday, June 21, 2011 7:08 PM
To: cityinfo@ci.clayton.ca.us
Subject: city feedback form

Below is the result of your feedback form. It was submitted by
(postmaster@ci.clayton.ca.us) on Tuesday, June 21, 2011 at 22:08:18

First Name: DORNE

Last Name: DIANDA

city: Clayton

Contacts email: DORINE8482@AOL.COM

Subject: PLEASE NO CHURCH DOWNTOWN.

Submit: Send Comments

David Woltering

From: Eric Rehn [erehn@ctbt.com]
Sent: Wednesday, June 22, 2011 10:13 AM
To: dwoltering@ci.clayton.ca.us
Cc: lori@onlyomega.com
Subject: Re: Proposed Changes to the General Plan
Attachments: Eric Rehn CCIM (erehn@ctbt.com).vcf

David,

I am writing this letter to you to voice my concern over the proposed changes to the General Plan to support a church development in downtown Clayton.

As an expert in commercial real estate, I can state that allowing this type of Use that is not supported by parking will seriously damage not only the property values of every commercially zoned parcel in the downtown area but will also limit future growth. Any future project, including those aimed at the entire population (not just one sect) will be severely limited by the lack of parking.

Any support of this type of change would be an act of Gross Negligence on the part of the City or elected officials. Every commercial property owner in the downtown area will be financially damaged if the change to the General Plan is approved.

If you have any questions or need more information on the damage caused by over-parked uses in such a small geographic area, I will be more than happy to answer.

Eric Rehn, CCIM Vice President
Commercial Brokerage & Consulting / Industrial Practice Group CA License 01365267

Cassidy Turley BT Commercial
 1333 N. California Blvd., Suite 580, Walnut Creek, CA 94596
 D 925.627.2892 T 925.627.2880 F 925.627.2899
erehn@ctbt.com [vcard](#) www.ctbt.com [Profile](#) [Listings](#)



We are Cassidy Turley BT Commercial! BT Commercial has joined forces with other leading private commercial real estate firms to form Cassidy Turley, the 4th Largest Commercial Real Estate Firm in the country!

CONFIDENTIALITY NOTICE: Electronic mail and any files transmitted with it may contain information proprietary to Cassidy Turley/BT Commercial, or one of its subsidiaries or affiliates, and are intended solely for the use of the individual or entity to whom they are addressed, shall be maintained in confidence and not disclosed to third parties without the written consent of the sender. If you are not the intended recipient or the person responsible for delivering the electronic mail to the intended recipient, be advised that you have received this electronic mail in error and that any use, dissemination, forwarding, printing, or copying of this electronic mail is strictly prohibited. If you have received this electronic mail in error, please immediately notify the sender by return mail.

6/28/2011

David Woltering

From: Roland [acepeck@aol.com]
Sent: Wednesday, June 22, 2011 10:57 AM
To: dwoltering@ci.clayton.ca.us
Subject: APPROVAL OF CHURCH BUILDING

Mr. Woltering - I am writing to express my approval of the plans for the new Church and auxelery buildings designed for down town Clayton. This empty lot has been an eyesore for too many years and needs these buildings.

Sincerely,

Roland Peck
1275 Shell Circle
Clayton
<acepeck@aol.com

6/28/2011

David Woltering

From: cheryl johnson [clj8361@gmail.com]

Sent: Wednesday, June 22, 2011 12:11 PM

To: dwoltering@ci.clayton.ca.us

Subject: The new church building in downtown Clayton.

I am a Clayton resident who supports the church building project of Clayton Community Church.

Cheryl Johnson

6/28/2011

I love Clayton. My husband and I have been in this area for 15 years. When we moved here, we were fortunate to be able to live on the Concord Mount Diablo Trail Riders property. What a great horse club! We are still members. When the time came to buy a house, we bought as close to Clayton as we could afford, because we love the town. The owners of Ed's Mudville Grill, Johnny's, La Veranda and our friendly Post Office staff all know us by sight. We've always supported local businesses, including David at Clayton Mind and Body, Clayton Safeway, CVS next to Diamond Terrace, the Pavilion and Charlotte at Lela's Hair Salon, Dentist Keith Bradburn, to name just a few. We believe in Clayton's growth and future and have acted on that by supporting Clayton businesses.

Clayton's real business center naturally exists at the Shopping Center on Clayton Rd and Kirker Pass. This makes sense, as the largest volume of the public passes by there. Our downtown center is developing a lovely balance between slowly growing retail and community services, such as the park, the historical old church and the museum. I feel Clayton is blessed to have both- a busy shopping center and a unique small town downtown.

Clayton Community Church will continue that small downtown blend of services, sharing the worship space with the community for family based activities, as well as adding retail space. Clayton Community Church is a unique and friendly church. It is just the right size and style for my husband and I, who seek a loving, fun, and up to date way to develop our relationship with God. There is nothing to fear. The building of a downtown church and additional retail space will be the right thing for our cozy Clayton.

Lori Sweet - 6/22/2011 10:57 a.m.

David Woltering

From: Laci Jackson [ljackson@ci.clayton.ca.us]
Sent: Wednesday, June 22, 2011 12:35 PM
To: 'David Woltering'
Subject: FW: city feedback form

-----Original Message-----

From: postmaster@ci.clayton.ca.us [mailto:postmaster@ci.clayton.ca.us]
Sent: Wednesday, June 22, 2011 10:21 AM
To: cityinfo@ci.clayton.ca.us
Subject: city feedback form

Below is the result of your feedback form. It was submitted by
(postmaster@ci.clayton.ca.us) on Wednesday, June 22, 2011 at 13:20:47

First Name: Leslie

Last Name: Takenaka

Street Address: PO Box 893

zipcode: 94517

city: Clayton

Contacts email: Ltakenak@yahoo.com

Phone: 925-686-3116

Subject: I am against the building of the church in downtown clayton. I'm not sure why we even have to ask you to consider stopping this project. Why would you want to wreck your own downtown? Makes no sense that this is even being considered. NO NEW CHURCH IN DOWNTOWN CLAYTON PLEASE.

Submit: Send Comments

David Woltering

From: Laci Jackson [ljackson@ci.clayton.ca.us]
Sent: Wednesday, June 22, 2011 12:35 PM
To: 'David Woltering'
Subject: FW: city feedback form

-----Original Message-----

From: postmaster@ci.clayton.ca.us [mailto:postmaster@ci.clayton.ca.us]
Sent: Wednesday, June 22, 2011 10:51 AM
To: cityinfo@ci.clayton.ca.us
Subject: city feedback form

Below is the result of your feedback form. It was submitted by
(postmaster@ci.clayton.ca.us) on Wednesday, June 22, 2011 at 13:50:49

First Name: SCOTT

Last Name: SCHARTON

Street Address: 55 TUYSHTAK COURT

zipcode: 94517

city: Clayton

Contacts email: shootnpar@sbcglobal.net

Phone: 925-672-5189

Subject: Absolutely not in favor of the construction of a church in downtown Clayton.
Big, ugly, out of place and will definately ruin the small downtown feeling that we all
love. I vote "NO". This should not even be up for consideration (IMO)

Submit: Send Comments

David Woltering

From: Joan Sellers [joan_sellers2005@yahoo.com]
Sent: Wednesday, June 22, 2011 12:44 PM
To: dwoltering@ci.clayton.ca.us
Subject: Clayton Community Church - review of building project

Dear Mr. Woltering,

I would like to exercise the privilege of expressing my appreciation in the opportunity of having the Clayton Community Church building in the downtown area of the city.

For many years I have had occasion to visit several of the restaurants and shops in the downtown and find them charming and welcoming. I do have concern for their survival as so many businesses struggle even in the best locations. There was initial concern for the idea of a church in the downtown area and what effect it may have.

I was very encouraged at the thought of Clayton Community Church constructing a building in the far corner after I saw the plans and understood the layout and opportunities that they would bring to the city. There are many families and visitors to the church that normally would not wander into the downtown area that would have a new opportunity of the convenience of restaurants and shops immediately available after church or other meetings.

I have been attending Clayton Community Church regularly now for two years and have found one thing true to their name, the desire to build 'common unity' in this city and to partner in a supportive role in the growth and strength of its people. I know this because of what they have imparted in my life. I have been going to church for over 35 years and have visited many different churches and their communities. A relationship like this is rare, as most other churches are very weak in supporting their communities, if at all.

The main perk that I see in this possible addition to the community, is the balance of new shoppers for the stores, servants for community needs, and opportunities for the people of Clayton.

Anyone that knows the heart of this church knows that there is no desire for 'invasion' of the downtown but for partnering with the people.

Thank you so much for your time and consideration of this sensitive matter. I hope and pray that you will find encouragement and promise in the decision to allow this building to become a reality.

Most sincerely,

Joan Sellers

6/28/2011

David Woltering

From: Julie Rosen [jjube@prodigy.net]
Sent: Wednesday, June 22, 2011 2:01 PM
To: dwoltering@ci.clayton.ca.us
Subject: No to CCC...

Mr. Woltering,

We wish to express our opposition to Clayton Community Church moving to the proposed site in the center of our town. We believe that this proposal allows the church to be the overwhelming presence in our small town. The traffic will take away much of our freedom to bike and walk safely in town with our children and elderly parents.

The parking problems that will ensue are likely to result in illegal parking and frustrated drivers who are unable to find a spot and start driving at unsafe speeds. This will compromise the safety of **tax paying citizens** who enjoy the park and the shops. From a financial standpoint alone, a tax exempt business taking up such a vast area in our downtown spells trouble. Our small town is already cash strapped, and adding to our tax base in a responsible way could give us back some of the services that have been compromised in recent years.

We are a family with four children who have enjoyed the quiet and diversity of Clayton for nearly eleven years. This proposal compromises just about everything we moved here for.

We strongly urge you to consider the lifestyle of Clayton's citizens over this proposal that has "accidents waiting to happen" and a serious diminishment of lifestyle written all over it.

Sincerely,

Julie and Andrew Rosen

Dana Hills, Clayton

David Woltering

From: mike branske [mikebranske@sbcglobal.net]
Sent: Wednesday, June 22, 2011 6:29 PM
To: gnapper@ci.clayton.ca.us; dwoltering@ci.clayton.ca.us
Subject: Save our Downtown

Dear Clayton Planning Commission and City Planning Director:

We are writing to express our concern over the building of the Clayton Community Church in our downtown. The building of the Church goes against the zoning that is in place for our downtown. Who is allowing the downtown zone to be changed? Our community is in need of more retail /commercial /restaurant options. The building of the Church will forever change our downtown atmosphere as well. We do not need this HUGE footprint of a church in our quaint downtown. The vision portrayed with the story poles tells the story of a monstrous building that does not fit in such a small space. Where oh where will all the cars park when church is holding service and functions are held in this location? Our down town will be over run with people searching for a place to park. People wanting to give their business to the existing downtown business will drive off in frustation killing any businesses in existence today. We can't believe this building plan is even being considered.

Please add our names to those against the building of the Clayton Community Church in downtown Clayton.

Thank you for your time,

Mike & Shirley Branske

5523 Southbrook Dr.

Clayton, CA 94517

6/28/2011

David Woltering

From: Nancy Lewis [nancyklewis@gmail.com]

Sent: Wednesday, June 22, 2011 8:59 PM

To: dwoltering@ci.clayton.ca.us

Subject: public review of the enviremental impact report concerning clayton community church

Mr. David Woltering,

I would like to submit this letter of support for Clayton Community Church and their wish to build downtown. I would also add being a business owner in the downtown for the past twenty years that the Town specific plan is unrealistic.

Thank you,

Nancy K. Lewis-Becerra
Hair's the Place Barber Shop

David Woltering

From: Laci Jackson [ljackson@ci.clayton.ca.us]
Sent: Wednesday, June 22, 2011 9:17 AM
To: 'David Woltering'
Subject: FW: city feedback form

-----Original Message-----

From: postmaster@ci.clayton.ca.us [mailto:postmaster@ci.clayton.ca.us]
Sent: Tuesday, June 21, 2011 2:37 PM
To: cityinfo@ci.clayton.ca.us
Subject: city feedback form

Below is the result of your feedback form. It was submitted by
(postmaster@ci.clayton.ca.us) on Tuesday, June 21, 2011 at 17:36:52

First Name: Mary

Last Name: Bokova

city: Clayton

Contacts email: marybokova@yahoo.com

Subject: I am writing this to ask the city of Clayton officials to stop the development of church project at 6055 Main Street. The city of Clayton will be ruined by it. My husband and I moved here only because Clayton is a small quiet town. The church project will not only destroy the historic small town appeal of Clayton, it will also create unwanted traffic and parking problems. The downtown area will become unsafe because of hundreds of new people from other towns will be coming here. Clayton's downtown will no longer be a beautiful quiet place to take children to. The proposed church buildings seem out of place and out of character with the rest of the town. This project should be built elsewhere.

Submit: Send Comments

June 20, 2010

Mr. David Woltering
Community Services Director
6000 Heritage Trail
Clayton, CA 94517

Dear Mr. Woltering,

Regarding the proposed building of the Clayton Community Church Worship Center in Clayton: we have absolutely no objection to Clayton Community Church – we are not members but we believe that the neighborly activities of the Church make a contribution to the community. That being said, we have the following concerns regarding the building of the Church in the downtown area of Clayton:

1. Parking will be a major problem – there are simply not enough parking spaces provided in their plan! If there is a wedding, a memorial service or other large service on Saturdays or week days, they will impede the public use of parking that is provided for the Library and entire downtown area. Lack of parking availability will seriously discourage use of the Library and Church members parking in the Library parking lot will illegally cross Clayton Road, which could cause serious accidents. It is often difficult now to find parking for the Post Office when people are using Grove Park. It does not seem reasonable for the Church to impact the parking of the entire business area in the city. What happens when Clayton celebrates the Art and Wine Festival, Oktoberfest or 4th of July? The increased number of cars in the area will also increase air pollution.
2. The size of the structures as presented along Clayton Road is another issue. As evidenced by the story poles, it is absolutely huge and takes away from the small town feeling. There is a large vacancy factor now in the buildings that have recently been built, without adding more retail space.
3. If the General Plan, TCSP and zoning ordinances must be changed to accommodate this situation, then it sets a precedent.

In summary, we feel that the Clayton Community Church should look elsewhere to build, where they will have adequate parking for their large wonderful congregation, without impacting the downtown area of Clayton.

Please do not submit this to any newspaper or post for public viewing! We are active members of this community and do not wish retaliation but want you to know that we are concerned

RECEIVED
JUN 21 2011
**CLAYTON COMMUNITY
DEVELOPMENT DEPT**

citizens of Clayton and oppose the construction of the Clayton Community Church in this specific location.

Sincerely,

A handwritten signature in cursive script, appearing to read "Kal and Kathleen Horvath".

Kal and Kathleen Horvath

1166 Moccasin Ct.

Clayton, CA 94517

925-872-9230

June 18, 2011

Mr. Bob Armstrong
City of Clayton
6000 Heritage Trail
Clayton, CA 94517

Dear Mr. Armstrong:

My husband and I have lived in Clayton for the past 31 years. Other than the service station that was proposed several years ago, we have never found it necessary to question the decisions of the City Council or our Planning Commission. However, we are extremely concerned over the proposed development of the Church Project on Main Street. Considering that the project will require amendments to the City's General Plan, the Town Center Specific Plan and Zoning, we find it baffling that such a project would even be considered!

The magnitude of the proposed Church Project is bound to have an impact on our small City and the architectural heritage of our Town! The ambiance that we are fortunate to enjoy in Clayton will be spoiled forever. The special events we participate in each year (the Art & Wine Festival, Memorial Day, 4th of July Parade, Oktoberfest, etc.) would all be impacted by this massive development. The parking problems and the endless traffic that this enormous development will have on the downtown area are unimaginable.

We firmly believe that this development on Main Street does not serve the best interests of our City or its citizens. Please do not allow this inappropriate project to destroy the character of Clayton's downtown. We are sure there is another more suitable location for the Church Project, other than Main Street.

Sincerely,

Wesley Hydrick
Wesley (Gene) Hydrick
465 Grenache Circle
Clayton, CA 94517
(925) 672-2637

Betty Hydrick
Betty Hydrick

RECEIVED

JUN 21 2011

**CLAYTON COMMUNITY
DEVELOPMENT DEPT**

June 18, 2011

Mr. Dan Richardson
City of Clayton
6000 Heritage Trail
Clayton, CA 94517

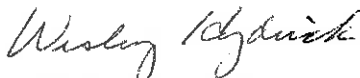
Dear Mr. Richardson:

My husband and I have lived in Clayton for the past 31 years. Other than the service station that was proposed several years ago, we have never found it necessary to question the decisions of the City Council or our Planning Commission. However, we are extremely concerned over the proposed development of the Church Project on Main Street. Considering that the project will require amendments to the City's General Plan, the Town Center Specific Plan and Zoning, we find it baffling that such a project would even be considered!

The magnitude of the proposed Church Project is bound to have an impact on our small City and the architectural heritage of our Town! The ambiance that we are fortunate to enjoy in Clayton will be spoiled forever. The special events we participate in each year (the Art & Wine Festival, Memorial Day, 4th of July Parade, Oktoberfest, etc.) would all be impacted by this massive development. The parking problems and the endless traffic that this enormous development will have on the downtown area are unimaginable.

We firmly believe that this development on Main Street does not serve the best interests of our City or its citizens. Please do not allow this inappropriate project to destroy the character of Clayton's downtown. We are sure there is another more suitable location for the Church Project, other than Main Street.

Sincerely,


Wesley (Gene) Hydrick
465 Grenache Circle
Clayton, CA 94517
(925) 672-2637

 **RECEIVED**
Betty Hydrick

JUN 21 2011

**CLAYTON COMMUNITY
DEVELOPMENT DEPT**

June 18, 2011

Ms. Sandra Johnson
City of Clayton
6000 Heritage Trail
Clayton, CA 94517


Dear Ms. Johnson:

My husband and I have lived in Clayton for the past 31 years. Other than the service station that was proposed several years ago, we have never found it necessary to question the decisions of the City Council or our Planning Commission. However, we are extremely concerned over the proposed development of the Church Project on Main Street. Considering that the project will require amendments to the City's General Plan, the Town Center Specific Plan and Zoning, we find it baffling that such a project would even be considered!

The magnitude of the proposed Church Project is bound to have an impact on our small City and the architectural heritage of our Town! The ambiance that we are fortunate to enjoy in Clayton will be spoiled forever. The special events we participate in each year (the Art & Wine Festival, Memorial Day, 4th of July Parade, Oktoberfest, etc.) would all be impacted by this massive development. The parking problems and the endless traffic that this enormous development will have on the downtown area are unimaginable.

We firmly believe that this development on Main Street does not serve the best interests of our City or its citizens. Please do not allow this inappropriate project to destroy the character of Clayton's downtown. We are sure there is another more suitable location for the Church Project, other than Main Street.

Sincerely,


Wesley (Gene) Hydrick
465 Grenache Circle
Clayton, CA 94517
(925) 672-2637


Betty Hydrick

RECEIVED

JUN 21 2011

**CLAYTON COMMUNITY
DEVELOPMENT DEPT**

June 18, 2011

Mr. Ted Meriam
City of Clayton
6000 Heritage Trail
Clayton, CA 94517

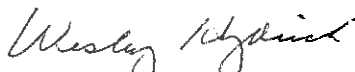
Dear Mr. Meriam:

My husband and I have lived in Clayton for the past 31 years. Other than the service station that was proposed several years ago, we have never found it necessary to question the decisions of the City Council or our Planning Commission. However, we are extremely concerned over the proposed development of the Church Project on Main Street. Considering that the project will require amendments to the City's General Plan, the Town Center Specific Plan and Zoning, we find it baffling that such a project would even be considered!

The magnitude of the proposed Church Project is bound to have an impact on our small City and the architectural heritage of our Town! The ambiance that we are fortunate to enjoy in Clayton will be spoiled forever. The special events we participate in each year (the Art & Wine Festival, Memorial Day, 4th of July Parade, Oktoberfest, etc.) would all be impacted by this massive development. The parking problems and the endless traffic that this enormous development will have on the downtown area are unimaginable.

We firmly believe that this development on Main Street does not serve the best interests of our City or its citizens. Please do not allow this inappropriate project to destroy the character of Clayton's downtown. We are sure there is another more suitable location for the Church Project, other than Main Street.

Sincerely,


Wesley (Gene) Hydrick
465 Grenache Circle
Clayton, CA 94517
(925) 672-2637


Betty Hydrick

RECEIVED

JUN 21 2011

**CLAYTON COMMUNITY
DEVELOPMENT DEPT**

June 18, 2011

Ms. Tuija Catalano
City of Clayton
6000 Heritage Trail
Clayton, CA 94517


Dear Ms. Catalano:

My husband and I have lived in Clayton for the past 31 years. Other than the service station that was proposed several years ago, we have never found it necessary to question the decisions of the City Council or our Planning Commission. However, we are extremely concerned over the proposed development of the Church Project on Main Street. Considering that the project will require amendments to the City's General Plan, the Town Center Specific Plan and Zoning, we find it baffling that such a project would even be considered!

The magnitude of the proposed Church Project is bound to have an impact on our small City and the architectural heritage of our Town! The ambiance that we are fortunate to enjoy in Clayton will be spoiled forever. The special events we participate in each year (the Art & Wine Festival, Memorial Day, 4th of July Parade, Oktoberfest, etc.) would all be impacted by this massive development. The parking problems and the endless traffic that this enormous development will have on the downtown area are unimaginable.

We firmly believe that this development on Main Street does not serve the best interests of our City or its citizens. Please do not allow this inappropriate project to destroy the character of Clayton's downtown. We are sure there is another more suitable location for the Church Project, other than Main Street.

Sincerely,


Wesley (Gene) Hydrick
465 Grenache Circle
Clayton, CA 94517
(925) 672-2637

 **RECEIVED**
Betty Hydrick

JUN 21 2011

**CLAYTON COMMUNITY
DEVELOPMENT DEPT**

June 21, 2011

Clayton Planning Department

David Woltering, Planning Director

RE: Clayton Community Church EIR

The church EIR does not adequately address the shortfall of parking spaces. Since the onsite parking is only 54 spaces when 222 are needed as a minimal number to satisfy most Sunday service needs. The EIR refers to several much larger gatherings of up to 1000 persons. There is not enough parking anywhere in the city of Clayton to handle crowds this size.

At the Library alone when church members use this lot for Sunday parking, Library staff members who arrive at noon on Sunday will not have any place to park. This is not acceptable.

When the Library was built we were required to have 63 spaces, which we provided for our staff and patrons. These spaces are not available to other groups except when the Library is closed.

The church EIR has not in any way shape or form provided for the 222 spaces which should be primarily onsite for its members.

The size of the building is difficult for citizens to realize even with the story poles. The EIR should indicate size of other city buildings to give people a better realization of the mass and scope of the Church Complex. The Library being a large building at 15,500 square feet is a good comparison.

Jeanne Boyd

308 Mountaire PKWY

Clayton CA 94517

David Woltering

From: Ingrid Raddeck [Ingrid.Raddeck@gmx.de]
Sent: Tuesday, June 21, 2011 8:17 PM
To: dwoltering@ci.clayton.ca.us
Subject: Environmental Impact Report for proposed Church

Dear Mr. Woltering,

I have been observing the development of the proposed new church in downtown Clayton from the beginning. I love our City and would like to see it more vitalized. I enjoy seeing the crowd coming into downtown and bring more "life" and excitement for us Citizen and for our local businesses.

Unfortunately, we have not been able to bring more business during good and strong economic times, it's even harder now! Flora Square was one of the highlights and hopes, but we are struggling to fill it up.

I have to admit that I am intrigued by what the Church has to offer. I think a mixture of offices, retail and meeting hall will not only make use of that piece of downtown property, but it might bring more "life" as well. I am also astonished about comments made about the size of buildings, potential parking problems, and how busy / crowded it could get? Isn't that what we are looking for? What if we would find businesses which would fill up that property and what if economy is blooming again, what if people would come to Clayton? Are we afraid of that?

People are afraid of change, but change is part of life and I can only encourage everyone who is assessing this project to give it a fair chance.

Thank you for allowing me to voice my opinion.

Best regards,

Ingrid Raddeck

David Woltering

From: Jorg Puhr-Westerheide [j.westerheide@sbcglobal.net]
Sent: Tuesday, June 21, 2011 6:11 PM
To: dwoltering@ci.clayton.ca.us
Subject: draft EIR of Clayton Community Church project
Attn: David Woltering, AICP, Community Development Director

Re: Clayton Community Church building project

The development of the property in question will - as it seems to me - follow the basic ideas of the Clayton Community Development, i.e.

- to bring a central property, which has been sitting undeveloped and unused, to the best use for the citizens
- provide 2 - storey land use with retail space

Any future use of this property will bring, according to City of Clayton requirements, buiding structures of similar size and volume as pointed out through the recently displayed storey poles in any case (even if it would be by retail business only, which is not under discussion).

Therefore, any emotional comment about size/volume of the proposed project seems to be unnecessary.

On the parking issue: Whoever spent several Sunday mornings in downtown Clayton _ where there would be the peak demand for parking during the church service - would have realized how little use is being made of the existing public parking areas. I could not quite understand how this aspect was considered in the draft EIR. In conclusion, the parking issue should be resolvable.

To summarize: I firmly believe that the CCC should receive a lot of praise and support to take on such an ambitiuos project for the best of the citizens of Clayton and I certainly will give my full support to realize this project.

Jorg Puhr-Westerheide, PhD Engineering

*Steven Hackett
5718 Del Trigo Lane
Concord, CA 94521*

June 19, 2011

City of Clayton City Hall
6000 Heritage Trail
Clayton, CA 94517-1250

Attn. David Woltering, AICP, Community Development Director

Dear Mr. Woltering:

Even though I am not a member of the Clayton Community Church, I attend their events from time to time, and I am impressed by the level of interest that the church leaders and members exhibit concerning the City of Clayton. They really do care about the welfare of the community, and the lessons they teach help to promote a spirit of cooperation and good citizenship among their members and others within the community.

It is for this reason that I'm in favor of a permanent Clayton Community Church building in downtown Clayton. I think that it would be good for the community to have this type of positive influence right in the center of town.

I hope that the city council members and other involved city officials will support the church's effort to construct a church building downtown.

Sincerely,



Received

JUN 21 2011

City of Clayton

To: all Clayton - City Council members
& Planning Commission Members

Dear Ladies & Gentlemen,

I have, today, e-mailed to save Clayton,
with an expression of our opposition to
the proposed construction of a church
facility in our downtown.

We will make every attempt to be
in attendance at all upcoming meetings
and look forward to the day that we
can all put this issue behind us.

Sincerely
J. C. Schwartz
1092 Mitchell Cyn, R.

RECEIVED

JUN 21 2011

**CLAYTON COMMUNITY
DEVELOPMENT DEPT**

CC: all City Council members
all Planning Commission members

David Woltering

From: Laci Jackson [ljackson@ci.clayton.ca.us]
Sent: Tuesday, June 21, 2011 9:27 AM
To: 'David Woltering'
Subject: FW: city feedback form

-----Original Message-----

From: postmaster@ci.clayton.ca.us [mailto:postmaster@ci.clayton.ca.us]
Sent: Tuesday, June 21, 2011 8:39 AM
To: cityinfo@ci.clayton.ca.us
Subject: city feedback form

Below is the result of your feedback form. It was submitted by
(postmaster@ci.clayton.ca.us) on Tuesday, June 21, 2011 at 11:38:53

First Name: Rosa

Last Name: Rico

city: --- Choose One ---

Contacts email: jackrosarico@yahoo.com

Subject: I've been a resident of Clayton for 34yrs and have seen the growth that has taken place in this little community. I too wish to express my disapproval of the proposed project by the Clayton Community Church. I do not believe that it serves the best interest of the town. The project is too big, will dramatically change the landscape of the downtown area and I'm annoyed that the original "Pioneer" building would be torn down. I like the open space and the fact that you can drive past and still see what is downtown. I hope that Pastor Shawn and his committee can find another location for their project.

Submit: Send Comments

David Woltering

From: george somoff [georgesomoff@yahoo.com]

Sent: Tuesday, June 21, 2011 11:30 AM

To: dwoltering@ci.clayton.ca.us

Subject: Public Review Comment i.e. ENV 02-09

David Woltering, AICP, and Community Development Director:

1. If the growth for the city of Clayton is 3.1% over the next 25 years and jobs 37.5% - how will that occur if the Church is taking up so much possible retail land in the town center ?
2. How will the "shuttle" service be effective when people will park where it is convenient for them in the town center ?
3. Is there money in the budget for the Police Department to control traffic and queing during Church activities?
4. Have "outreach:" issues been addressed? Soup kitchens, help for the homeless etc?
5. Since Churches do not pay taxes, how will its presence effect the yearly budget?
6. How will the presence of the Church effect the CBCA events and other family events that are part of the history of Clayton?

Thank you,
George & Antoinette Somoff
15 Weatherly Drive
Clayton CA

David Woltering

From: Bradbury Family [scbradbury@earthlink.net]

Sent: Monday, June 20, 2011 7:15 PM

To: dwoltering@ci.dayton.ca.us

Subject: CCC Building EIR Comment

There seem to be no major issues found in this report. Given that the CCC has been working with the City to try to meet the needs of both groups (the city and the land owner), it seems to me that it is in the best interest of all parties to allow the church to move forward with their proposed development.

Thank you for your consideration

Steve Bradbury

6/21/2011

David Woltering

From: Jeanine Wakefield [joyful_one@comcast.net]

Sent: Monday, June 20, 2011 9:07 PM

To: dwoltering@ci.clayton.ca.us

Cc: srobinson@claytoncc.com

Subject: I support the CCC Project!

Hi Dave,

I just wanted to write you a quick note in support of the CCC building project. It is frustrating that one of the big issues is retail space being needed in Clayton, when we have a huge amount of vacant buildings sitting right in the heart of downtown.

It disheartens me to see people spending so much energy in making signs, painting their cars, etc. to protest a church building project. A church can be nothing but good for the community. Pastor Shawn has been nothing but the epitome of hospitality to all of the downtown businesses. We allow the car club and patrons of Skipolinis pizza to use our parking lot every Wed. night even though our youth group meets during the same time which means we cannot use our own lot and our parents can't drive through it to drop off/pick up their kids. However, we feel that this is how we reach out to our neighbors. The office is always open for downtown events including the art/wine festival, 4th of July Parade and Octoberfest. Even though these are non-church events, the patrons of the events use our facilities to cool off, sit down and use the restroom free of charge. We allow the CBCA to use our offices for storage for these events. Some of these same people are those who are spending energies to fight off our efforts.

The church offers a place for people to hang out, get support and find things to do other than loiter in downtown, drawing graffiti on our new beautiful downtown park. I have personally been a youth leader for our after school youth programs and have seen kids attend these events who don't necessarily attend the church on Sunday mornings. These children are being loved on and cared for by our leaders rather than being allowed the opportunity to "loiter" in the down town park. I have seen many unruly kids hanging out in the park, graffiti-ing on the property, riding skateboards recklessly around and using foul language in front of families and elderly folks. How awesome would it be if some of these children started attending our youth events and started to change their behaviors due to the positive influence that a church can have?

As someone said on Facebook, even though these people may not attend our church (or any church for that matter) it doesn't mean that they have to oppose it.

I would rather see a church built rather than looking at a bunch of vacant buildings that are being eaten away by hungry woodpeckers. Please allow us the opportunity to have a place that we can call home. A place that will boost businesses in downtown Clayton by bringing our congregation of 500+ right in the center of downtown each week who will shop, dine and hang out on Sundays and during the week.

Jeanine Wakefield

Realtor

Weichert, Realtors

America First Team

5420 Ygnacio Valley Rd., Ste. 20

Concord, CA 94521

Office (925)672-9091

Mobile (925)788-6132

Fax (925) 672-3466

DRE #01499467

By the Way...I'm never too busy for your referrals.

6/21/2011

David Woltering

From: Heinz Windt [heinz.windt@bayer.com]
Sent: Monday, June 20, 2011 4:47 PM
To: dwoltering@ci.clayton.ca.us
Subject: ERI Comments for New Church Building

Dear Mr. Woltering,

I would like to provide some feedback concerning the Environmental Impact Report for the Church Project.

First of all I would like to thank and congratulate you for requesting that the "story poles" needed to be in place for everyone to get a better understanding how this important project would look in reality. It makes it much easier and provides some additional aspects. This addition to the current down town would add a lot of options. I like the mix of retail, office and assembly. It will bring people to down town and vitalize businesses. As far as parking goes, I am not concerned since Sunday mornings in Clayton are not busy at all. We need to make it busy, that will other people also.

I have been very impressed with the architectural drawings / pictures of the proposed Church Project I have seen in the past and would love to see the Church project come through.

Respectfully,

Heinz Windt

The information contained in this e-mail is for the exclusive use of the intended recipient(s) and may be confidential, proprietary, and/or legally privileged. Inadvertent disclosure of this message does not constitute a waiver of any privilege. If you receive this message in error, please do not directly or indirectly use, print, copy, forward, or disclose any part of this message. Please also delete this e-mail and all copies and notify the sender. Thank you.

For alternate languages please go to <http://bayerdisclaimer.bayerweb.com>

David Woltering

From: RON MARIN [loofflog@yahoo.com]
Sent: Monday, June 20, 2011 3:51 PM
To: dwoltering@ci.clayton.ca.us
Subject: Proposed Clayton Community Church Building

City of Clayton City Hall
600 Heritage Trail
Clayton, CA 94517-1250
David Woltering, AICP
Community Development Director

Mr. Woltering,

I would like to express my support for the proposed church building in downtown Clayton. It would be a great addition to the downtown Clayton Community. It would be a great place for our children to get married, for all Clayton for those that are church members and non church members. And even a great place to have a memorial service for our loved ones as they pass. I believe that it will bring more people to the downtown area on Sundays to eat after services. The lot has been empty for many years and the Architectural design will add to the historic downtown layout.

Thanks for your time
Ronald Marin

David Woltering

From: Karen Marin [KMarin@steinyco.com]
Sent: Monday, June 20, 2011 1:45 PM
To: dwoltering@ci.clayton.ca.us
Subject: Proposed Clayton Community Church Building

City of Clayton City Hall
600 Heritage Trail
Clayton, CA 94517-1250

David Woltering, AICP
Community Development Director

Mr. Woltering,

I would like to express my support for the proposed church building in downtown Clayton. It would be tremendous additional to the downtown and a wonderful support to the entire community. The building design is in sync with the existing architecture of the downtown area and I am confident the businesses in the area will benefit greatly from a continual and consistent flow of consumers. The lot adjacent to the existing building has been vacant far too long. It is fiscally responsible for the City Council to move forward with the next step toward approval of the Clayton Community Church building construction.

Karen Marin

Steiny and Company, Inc.

27 Sheridan Street, Vallejo, CA 94590
phone (707) 552-6900 • fax (707) 552-7705
direct (707) 534-5920 • cell (707) 310-5186
e-mail • kmarin@steinyco.com

6/20/2011

David Woltering

From: Jaime Lisle [happyhappie@sbcglobal.net]

Sent: Monday, June 20, 2011 2:06 PM

To: dwoltering@ci.clayton.ca.us

Subject: EIR for CCC

Dear Mr. Woltering,

I am writing in support of the Clayton Community Church building project in downtown Clayton. I have lived in the Clayton/Concord area for over 30 years and enjoy this area very much. I love the idea of having a Church in the downtown. I believe that having the Church downtown will bring in more customers for the other businesses. I know that I would rather stop by the deli across from Church than drive into Concord on a Sunday afternoon. I also know as a mom that i would rather run into the local market instead of getting back into my car and driving towards Concord. We are a Church that loves the Clayton area and we want to support and nurture this area. I am excited to see this happen. Thank you for your time.

Sincerely,
Jaime Lisle

6/20/2011

6/21/11

Community Services Director
David Woltering
6000 Heritage Trail
Clayton, CA 94517

Dear David & Official Members of the City of Clayton:


As a professional licensed landscape contractor for over 15 years and a proud resident of the city of Clayton, I am very aware of how much resources have been dedicated to developing our City Center from a dirt patch to a desirable downtown, giving rise to the possibility of further development with interesting, enticing and useful businesses, in accordance to the Towns Specific Plans.

I find it appalling that everything that we have all worked and hoped for is being threatened by the idea for development of an unsightly proposal by a church to take almost a quarter of the most desirable real estate in downtown Clayton- in direct contrast to the City Specific Plans! I also find it questionable that the council members would even consider such a request.

The Specific Plans of the city are set to bring in businesses of a varying kind and provide adequate parking space for their business. The proposed church does neither! Furthermore, I feel that it makes the downtown less desirable for many who may want to visit Clayton as a destination point and a get away, just around the corner, not only because of the lack of parking and reduced interest in the variety of business, but possibly due to the strong stigma that a church occupying a quarter of the towns center carries! This is not the 'Church Town of Clayton' and I ask you not to let it become that.

I vote "NO" to the development proposed by the church and I ask you not to destroy the unique possibilities of development for our town.

Thank you,



Ash Hakimi
336 Mt. Washington Way
Clayton, CA
94517

RECEIVED

JUN 20 2011

**CLAYTON COMMUNITY
DEVELOPMENT DEPT**

6/15/2011

Community Services Director
David Woltering
6000 Heritage Trail
Clayton, CA 94517

Dear David,

It is my understanding that the Town Center Specific Plan, put in place by the people of Clayton and its elected governing board, was done so to establish and set clear and firm guidelines for any business wishing to build, open and establish itself in the small, unique town of Clayton.

These concepts, ideals and dreams for Clayton have been voted in as law so as not to be challenged, manipulated and altered by each and every potential business wishing to be a part of the soon to be vibrant downtown City of Clayton.

Millions of tax dollars have already been spent in order to prepare Clayton for the impact of three short blocks of two story, commercial/ retail buildings and its accompanying parking, drainage, lighting and landscaping needs.

This plan, long set in place, did not account for altering it's rules and guidelines so that nearly 20% (more than 3 acres) of it's downtown space could be planned for a mere 8,000 square feet of retail space, a 500 seat, 22,400 square foot building for people to assemble and provide at the very least 222 parking spaces each time the visiting people want to assemble.

In addition to requesting change to the TCSP, the people and the City of Clayton will also be expected to alter or eliminate one day of it's annual Art & Wine, Oktoberfest and any other event that has typically been organized on a Sunday, due to the proposed Churches excessive parking needs.

Many churches also meet on Wednesday evenings; has there been any mention of the additional weekly impact on Clayton's downtown, if this should be the case with this church as well?

The suggestion that one business can attempt to impact, change, alter and manipulate the TCSP, not only opens the door for future struggles, delays and controversy, but is clearly self serving and disrespectful of all that the people of Clayton have struggled and paid for thus far, to execute it's dreams for success.

The EIR identifies the many associated problems, with the churches proposed plans, but its recommended mitigations do NOT mitigate it at all. It would still, in my opinion, be an eyesore and I'm certain, in many people's opinion, a hindrance to the Town Centers current and potential business in the future.

Hopefully, for any citizen still unaware of the TCSP and all the tax dollars spent in establishing it and that which we have built thus far downtown, at the very least, with the recent erection of the story poles, made it more clear to the citizens of Clayton, how this business's looming presence and the impact and first impression it will have on anyone entering or leaving our City of Clayton.

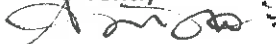
I personally find it to be an outrageous attempt by this Church to spend its people's money on a risky business venture that does not comply or respect the TCSP of Clayton.

RECEIVED

JUN 20 2011

**CLAYTON COMMUNITY
DEVELOPMENT DEPT**

Fervently



Angela Hakimi
336 Mt. Washington Way
Clayton, CA 94517

David Woltering

From: Danielle Bera [nellybera@gmail.com]
Sent: Monday, June 20, 2011 11:20 AM
To: dwoltering@ci.clayton.ca.us
Subject: Clayton Community Church in downtown

To Mr. David Woltering,

I am writing to you to show my support for the Clayton Community Church's building to be in the downtown area. I think that the church building will help the local business in the downtown area by bringing more people and increasing the foot traffic. I feel that the church would be a positive influence in the downtown area. I think that the church has the best intentions for the community of Clayton and are already a thriving, positive supporter of the Clayton Community and its residents.

Thank you for your time,

Danielle Weibel

6/20/2011

David Woltering



From: Jim Louchis [JLouchis@rpm-mtg.com]
Sent: Monday, June 20, 2011 11:09 AM
To: dwoltering@ci.clayton.ca.us
Cc: Robin Louchis
Subject: EIR on New Clayton Community Church in Downtown Clayton

Dear David.

I fully support the design, environmental impact, and building of the proposed Clayton Community Church on Main Street in downtown Clayton. The City of Clayton has had a history of downtown Churches. Endeavor Hall originally severed twice as a Methodist Church in downtown Clayton. The City of Clayton is a wonderful town because of the people that are friendly to each other, law abiding, and have a love for the Lord God Jesus. The City of Clayton was right in starting the Do The Right Thing program. It is important for the community to have love for their neighbors in their heart.

Again I am in favor of the Clayton Community Church downtown building plan on Main Street.

Thank you. Jim Louchis
 Cell 925-787-8201

	JIM LOUCHIS <i>Senior Loan Consultant</i>		
	Direct: 925.627.7130 Fax: 925.627.7170		
	Cell: 925.787.8201		
	Email: jlouchis@rpm-mtg.com www.rpm-mtg.com/jlouchis		
	1777 Botelho Drive., Suite 106 - Walnut Creek, CA 94596		

This message is intended only for the use of the intended recipient(s) and it may be privileged and confidential. Please note that any views or opinions expressed in this e-mail are solely those of the author and do not necessarily represent those of RPM Mortgage, Inc., and/or its affiliates. If you are not the intended recipient(s), or the employee or agent responsible to deliver this message to the intended recipient(s), you are hereby notified that any review, retransmission, conversion to hard copy, copying, circulation or other use of this message is strictly prohibited and may be illegal. If you are not the intended recipient(s), please notify the sender immediately by return e-mail and permanently delete this message. Thank you.

6/15/2011

Community Services Director
David Woltering
6000 Heritage Trail
Clayton, CA 94517

Dear David,

It is my understanding that the Town Center Specific Plan, put in place by the people of Clayton and its elected governing board, was done so to establish and set clear and firm guidelines for any business wishing to build, open and establish itself in the small, unique town of Clayton.

These concepts, ideals and dreams for Clayton have been voted in as law so as not to be challenged, manipulated and altered by each and every potential business wishing to be a part of the soon to be vibrant downtown City of Clayton.

Millions of tax dollars have already been spent in order to prepare Clayton for the impact of three short blocks of two story, commercial/ retail buildings and its accompanying parking, drainage, lighting and landscaping needs.

This plan, long set in place, did not account for altering it's rules and guidelines so that nearly 20% (more than 3 acres) of it's downtown space could be planned for a mere 8,000 square feet of retail space, a 500 seat, 22,400 square foot building for people to assemble and provide at the very least 222 parking spaces each time the visiting people want to assemble.

In addition to requesting change to the TCSP, the people and the City of Clayton will also be expected to alter or eliminate one day of it's annual Art & Wine, Oktoberfest and any other event that has typically been organized on a Sunday, due to the proposed Churches excessive parking needs.

Many churches also meet on Wednesday evenings; has there been any mention of the additional weekly impact on Clayton's downtown, if this should be the case with this church as well?

The suggestion that one business can attempt to impact, change, alter and manipulate the TCSP, not only opens the door for future struggles, delays and controversy, but is clearly self serving and disrespectful of all that the people of Clayton have struggled and paid for thus far, to execute it's dreams for success.

The EIR identifies the many associated problems, with the churches proposed plans, but its recommended mitigations do NOT mitigate it at all. It would still, in my opinion, be an eyesore and I'm certain, in many people's opinion, a hindrance to the Town Centers current and potential business in the future.

Hopefully, for any citizen still unaware of the TCSP and all the tax dollars spent in establishing it and that which we have built thus far downtown, at the very least, with the recent erection of the story poles, made it more clear to the citizens of Clayton, how this business's looming presence and the impact and first impression it will have on anyone entering or leaving our City of Clayton.

I personally find it to be an outrageous attempt by this Church to spend its people's money on a risky business venture that does not comply or respect the TCSP of Clayton.

Fervently



Angela Hakimi
336 Mt. Washington Way
Clayton, CA 94517

RECEIVED

JUN 20 2011

**CLAYTON COMMUNITY
DEVELOPMENT DEPT**

RECEIVED

JUN 20 2011

The Clayton Historical Society June 2011 Response to the

Clayton Community Church Project

Environmental Impact Report

LSA May 2011

**CLAYTON COMMUNITY
DEVELOPMENT DEPT**

Members of the Clayton Historical Society (CHS) have reviewed the Larry Seeman Associates (LSA) Environmental Impact Report (EIR) and the proposed plans of the Clayton Community Church (CCC). The CHS has great concerns and would like to respond to the issues of completeness, accuracy, and clarity regarding the prehistoric and historic value of the site in question, and the precedent that would be set regarding the procedure for removing resources from historic registers. As per the CHS constitution the formal response is limited to issues regarding preservation. Please note that the president of the Clayton Historical Society, Planning Commissioner Ted Meriam, has recused himself from any discussions of this topic at all society meetings. He does not know either the content of this letter or the recommendations of the Clayton Historical Society Board. We were unable to respond fully to Michael Hibma's October 5, 2010 initial "Interested Party Contacts" due to the lack of specific information regarding the final project parameters. As noted in our October 8, 2010 reply, more time was necessary to adequately address any potential concerns. Now that the EIR has been published, we are able to comment. See attached email copy sent from the Clayton Historical Society.

The site currently under study for development by the Clayton Community Church has value to the Clayton community for both its prehistoric and its historic significance.

Prehistoric significance:

The prehistory of the Clayton area has been studied since the late 1800s. There are several designated archaeological sites in the vicinity of Mount Diablo with cultural deposits indicating long-term habitation. The city of Clayton sits on one of the most important sites.

Regarding the LSA Draft EIR Supplement of February 1983 prepared preliminary to Keller Ranch development by Seeno Construction Company:

- According to the 1983 LSA report, the Keller Ranch site, CA-CCO-222, based on the available evidence, is probably the principal Bay Miwok settlement in the area, and is the largest settlement in interior Contra Costa County.
- The report quotes the 1982 Holman and Associates study, which concludes that the southern portion of the site appears to have significant cultural deposits from habitation over approximately three thousand years. The northern portion was not studied at that time, but has undergone testing in the past, revealing extensive cultural deposits.
- The Holman report also states that the Keller Ranch archaeological site, as the location of such a large village, was a religious-cultural center for the tribe, with a large, formal cemetery, and thus was an area of major importance to the Bay Miwok.
- Page 27 of the 1983 LSA report involves the local group, The Native American Heritage Preservation Project: “The Native American group has indicated that the Keller Ranch site is one of the few locations where the opportunity exists to revive Native American traditions and ceremonies, as a result of its location adjacent to Mt. Diablo, an important site in the religion and mythology of central California Indian groups; the size of the site indicating an important village, the presence of the burial areas, and sufficient un-disturbed portions of the site are available on which to conduct ceremonies.”
- The report concludes that the development of the Keller Ranch site, as proposed in the 1980s would “have a significant impact on Native American religious/cultural values”.

Regarding the LSA EIR of May, 2011:

- Page 169 of the report states that the Keller Ranch site is “considered sensitive for prehistoric archaeological deposits” and that the current proposed church project lies “within the recorded boundaries of CA-CCO-222”, the Keller Ranch site.
- The 2011 report goes on to say, “it is unclear the extent to which intact deposits are present in the project site given the past ground disturbance from development and road construction”.
- For the sake of clarity and accuracy, the 1982 Holman report makes it very clear that there are significant archaeological deposits within the site. Intact or disturbed is not relevant to this matter. Whether or not they have been disturbed previously, the

archaeological remains of people who lived in the Clayton area before the arrival of European settlers are present in the soil, the site is significant, and fortunately much of it has been preserved up until now by the lack of development in some areas of the southern portion of the site.

- Due to a change in plans of Seeno Construction Company, the proposed major changes to the southern portion of the Keller Ranch site did not take place in the 1980s.
- We suggest that the current project, like the 1980s Seeno project, would also impact Native American religious/cultural values and we strongly advise that the archaeological deposits in the Keller Ranch site, Ca-CCo-222, should remain undisturbed now and in the future.

Historic significance:

The Clayton Historical Society is aware that the former Pioneer Inn does not qualify for “historical resource” designation at the California state level. The LSA EIR uses criteria set forth by the California Environmental Quality Act, CEQA, in determining historic status. The LSA’s reasoning for not considering the former Pioneer Inn as a “historical resource” is as quoted from page 162 of the EIR:

- “While the Clayton Community church building is associated with the early development of Clayton (through the retention of a portion of historic fabric of the former Pioneer Inn), it was reconstructed in 1951 and has had several subsequent alterations. While the Clayton Community Church building retains integrity of *location*, the original *materials, design, association* and *workmanship* have been altered with subsequent modifications to the Pioneer Inn and the surrounding community. Integrity of *feeling* and *setting* are compromised by the commercial and residential development nearby and the modern four-lane Clayton Road/Marsh Creek Road adjacent to the site. For these reasons, the Clayton Community Church building does not convey its association under Criterion 1, and therefore lacks historical integrity. Due to a lack of integrity, this property does not appear eligible for inclusion in the California Register, and it does not constitute a historical resource for the purposes of CEQA.”

The CHS response to the LSA findings is as follows: The society would like to clarify the matter of commercial development near the former Pioneer Inn. Main Street has been commercial for over 150 years. We maintain that location has been retained, that design and association are not significantly compromised (see attached photographs), and that integrity of feeling and setting have been preserved, as neither new commercial nor residential development, nor the four-lane road

encroaches upon the former Pioneer Inn. A mix of modern and historical buildings is normally seen in towns that have been continuously inhabited over long periods of time. Clayton has been fortunate to maintain its quaint frontier image thanks to the forward thinking of its city founders since incorporation. The CHS is aware that the former Pioneer Inn does not qualify for the California Register; however, in actuality, the CEQA lists a number of guidelines for considering structures and sites as local “historical resources”. The CEQA defines a “historical resource” in any one of the following four ways:

- If it is determined eligible for listing on the California Register of Historic Resources
- Listed in a local register of historical resources (as defined in Public Resources Code Section 5020.1 k): According to CA Public Resources Code Section 5020.1, “local register of historic resources” means a list of properties officially designated or recognized as historically significant pursuant to a local ordinance or resolution.
- Identified as significant in a historical resource survey meeting the requirements of Section 5024.1 (g) of the Public Resources Code.
- Determined to be a historical resource by a project’s lead agency.

The Pioneer Inn is listed in the following three local registers and so qualifies as a “historical resource”:

- Historic Resources Inventory, Contra Costa County, California 1976, revised in 1989, reprinted in 2001
- Clayton Heritage Preservation Task Force Report, 1994
- Clayton Town Center Specific Plan, Adopted March 1990, amended February 2008

To render the EIR more complete, we would like to include relevant statements from the Clayton Heritage Preservation Task Force Report. The CHPTFR included the former Pioneer Inn on its list of “historical resources” in 1994. The preface of the city-approved CHPTFR states that, “The inventory includes some buildings, sites, and features that are historically important **for reasons other than age alone**” (emphasis ours). The CHPTFR further explains that, “Historically significant buildings and sites that don’t qualify for, or whose owners prefer not to apply for, State or National historic registration could be designated as historically significant **by Clayton’s own standards**” (emphasis ours). In addition, the 1994 CHPTFR notes that, “the Clayton Historical Society wrote a letter to the Clayton city council and planning commission

urging that **every possible effort be made to retain its (Pioneer Inn) appearance, inside and out**” (emphasis ours).

The EIR of 2011 states the fact that the Pioneer Inn was re-built as a one-story structure in 1951; this late build date is used as justification for denial of “historical resource” status. The CHS maintains that, as per the CHPTFR, a late build date is not sufficient justification for denial of local historic status. And in fact, in addition to the circa late 1800s and early 1900s structures listed in the CHPTFR, several mid-20th century structures are also listed in the Table of Contents section of the CHPTFR under “Privately Owned Historic Buildings”:

- The “First Clayton City Office” at Main and Oak Streets, formerly the front 85 sq. ft. of the “Hair By Jim” establishment was first used in Clayton in 1964; it was most likely built slightly before its use in Clayton. The building was recently destroyed by fire. Several additions enlarged the building for business purposes.
- “Skipolini’s”, at Main and Diablo Streets, was built in the 1940s for Postmistress Dolores Murchio Foubert. Additions have enlarged the original 1940s building.
- The former Pioneer Inn at Main and Diablo Streets, built circa 1858 as a two-story tavern called the Clayton Hotel, was rebuilt with rock and mortar after a fire in 1864. The two-story structure was called Mt. Diablo Hotel in 1875. It was rebuilt with wood in 1901 as a two-story structure after a rear wall collapsed and was the location of “Tat’s Place”. In 1946, the new owner renamed the business Chubby Humble’s Pioneer Inn and later rebuilt it as a one-story ranch-style structure after a major fire in 1951. The first floor was repaired, **carefully saving a part of one of the old walls**. A large dining room was added on the east side. Thick windowsills in the smaller dining room evidence some of the 1864 rock construction. The small dining room in back of the bar was the location of the 1940s post office. John Jawad purchased the Pioneer Inn in 1964 and continued to operate the famous steak house until the early 1990s. New restaurant owners purchased the property in 1992. In 2002, the Clayton Community Church purchased the building.
- If using only the 1951 build date, the 60-year-old former Pioneer Inn still can be considered for an “historic resource” designation as a structure over 50 years old, as per CEQA guidelines.

The presence of the mid-century buildings on the CHPTFR list of “historic buildings” supports the historic value placed on these newer buildings by the city and its citizens.

Removal of historic resources from historic registers:

An issue of great concern for the CHS Board and the museum curators involves the precedent that would be set regarding the procedure for “de-listing” resources from our local historic registers.

- The LSA proposed procedure for the changes is as follows: “The former Pioneer Inn building is listed as a ‘historic resource’ in the Town Center Specific Plan, but is proposed for ‘de-listing’ as part of the project, based on an earlier historic resources analysis ..., Page 14 would be amended as follows to remove the existing structure on the project site from the list of historic resources.” (~~Former Pioneer Inn~~). “Figure 4-3, Illustrative Site Plan, would be revised to show the proposed building configuration on the project site.” By way of clarification, the former Pioneer Inn would simply be lined-out and the Town Center Specific Plan would be amended to suit the project. This procedure would set an unfortunate precedent for the City of Clayton.
- With fires recently burning several old structures in Clayton, it is time to reflect on the things we cannot replace. There are only a handful of historic buildings in Clayton’s downtown; it is imperative, now more than ever, that we save Clayton’s remaining “historic resources”.
- Pages 32-33 of the Town Center Specific Plan states:

"Clayton Town Center has a unique village character that results from the relationship between its natural setting, grid street pattern and modest rural architecture. These elements work together to create a distinct town "image" that residents now identify with and feel strongly about preserving.

Clayton's Town Center began with a few houses and stores built along the small grid of streets laid out by Joel Clayton in 1857. He envisioned a prosperous community at the foot of Mt. Diablo, in an area of great beauty and agricultural wealth, central to the surrounding mines. As the town grew, miners came to enjoy the social clubs, saloons, and stores. Clayton's boom ended when competition from mines in Oregon and Washington and the increased costs and difficulty of mining proved too great. Farmers growing grapes, wheat and other crops kept Clayton's economy alive, but it never again flourished as it had during the mining boom. Clayton remained a small and reasonably stable agricultural community. From that time to the present it has retained much the same character. A handful of buildings remain to continue its tradition as a rural western town.

Clayton's Main Street, with its tree canopy, fine trio of houses near Marsh Creek Road, Clayton Club and Pioneer Inn, is the lifeline of the town. The old meeting hall (Endeavor Hall) lies one block south of Main Street at Center and Oak. These buildings exhibit the different ages, styles, and cultural mix that accompanied settlement and growth in Clayton" (emphasis ours).

In addition to the above excerpt from the Town Center Specific Plan, numerous newspaper and magazine articles, and an award from Contra Costa County are testament to the efforts of Clayton founders to retain the pioneering image of the city of Clayton and its historic buildings, including the former Pioneer Inn. For the people of Clayton and its surrounding communities, maintaining the frontier image of the downtown is desirable. The 60-year-old structure was declared a historic building, not in its two-story form, but as a single story and in its current appearance. Chubby Humble and John Jawad's Pioneer Inn was a popular destination for non-Clayton residents, including Hollywood luminaries, some of whom flew into the Easley airport. The Clayton Museum has on permanent exhibit Pioneer Inn dishes, menu, photographs, and other items of interest. These are items from more recent times, not from the 1800s. Walking tours of the city draw residents and out-of-towners, and feature the former Pioneer Inn as one of the places of historic interest.

For many of the newer residents, as well as the pioneering families, the former Pioneer Inn represents history. Although there is little left of the original Clayton Hotel, Mt. Diablo Hotel, and Tat's Place, the current building, regardless of its changes, is of historic value to residents of Clayton. In the words of one pioneering family descendent, "In my mind it's not so much what's left of the building as what it stands for—our connection with cowboys and Indians and coal miners and old-time Clayton...."

The Clayton Historical Society wishes to make the point that in the hearts and minds of the people of Clayton, and in official city documents and numerous publications, the former Pioneer Inn is considered a historic building . To preserve the integrity of the downtown area and maintain the image of the quaint frontier town, we recommend that the former Pioneer Inn be retained in its current form. And, to avoid impacting Native American religious/cultural values, we strongly advise against any actions that would disturb the archaeological deposits in the Keller Ranch site, CA-CCO-222. Thank you for your time in considering our concerns in this matter.

Respectfully submitted in the name of the Clayton Historical Society Board of Directors by:

Richard Ellis

John Rubiales

Mary Heck Spryer

Renee Wing

Before
Circa 1875



After 1864 fire



1938



1946



After 1947, before 1951



After 1951



1979

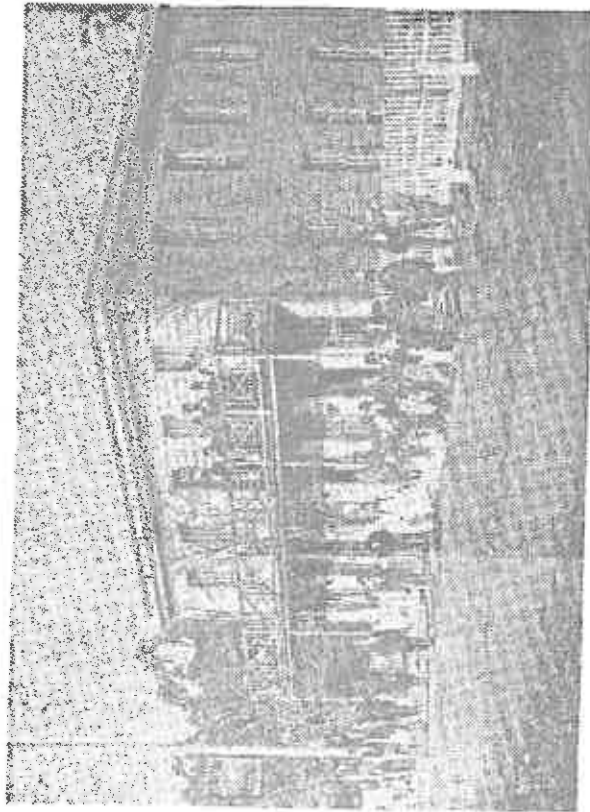


1990s



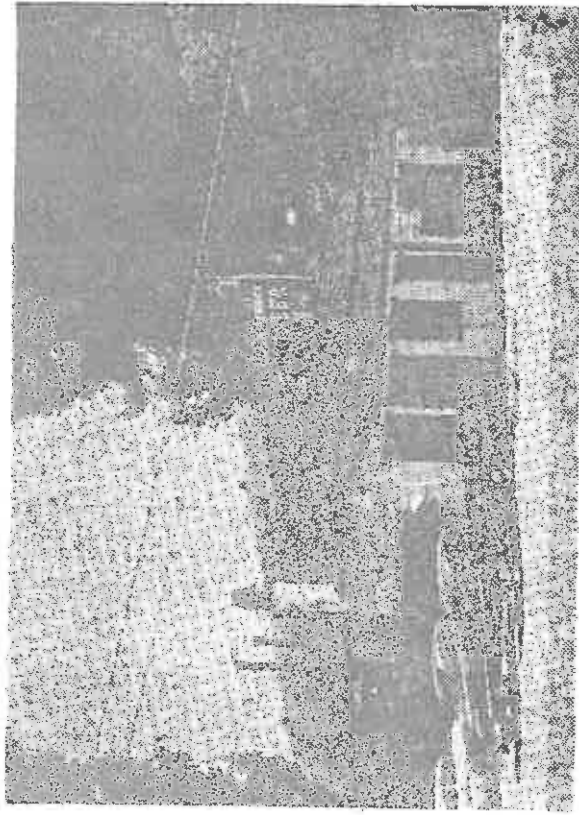
"CHUBBY"
HUMBLE'S

PIONEER INN



Anthony's Photo—Concord

Clayton Hotel in 1875, built in 1858



Today's Pioneer Inn, enlarged and remodeled

Historic Rendezvous for Central California gourmets

Pioneer Inn's Past and Present

One of the most historic restaurant buildings in Contra Costa county, "Chubby" Humble's Pioneer Inn at Clayton will celebrate its centennial anniversary next year.

In almost continuous use since first constructed in 1858, the main building of the Pioneer Inn, originally named Clayton Hotel, has provided a hearty welcome to four generations of travelers and local citizens.

Repairs and remodeling made necessary by fires, together with the recent addition of new and local citizens.

Guests and Employees Pleased

Customers who come back time after time and employees who work year after year: "These are sure signs of outstanding restaurant management."

"Chubby" Humble's Pioneer Inn at Clayton has an excellent record in both respects. Its guests, who include many distinguished persons from all walks of life, return again and again to enjoy the superb food, courteous service, and warm hospitality of this unique Contra Costa dining spot.

To enjoy the superb food, courteous service, and

75,000 diners expected in 1957

Over 50,000 dinners served in 1956 and a contemplated 75,000 to be served in 1957 indicates the phenomenal growth record being achieved by "Chubby" Humble's Pioneer Inn at Clayton.

With a seating capacity for 150 persons indoors and accommodations for private parties numbering as large as 300 in the patio dining area, the Pioneer Inn's popularity is increasing so rapidly that those who wish to be assured prompt service are urged to telephone for reservations in advance, particularly on week ends. In the area, the Pioneer Inn's popularity is increasing.

three fires, along with the recent addition of a spacious redwood dining room, have altered the building's appearance to some extent; but the original walls still stand, and the 8'x12" studs and Spanish mortar which went into its construction 99 years ago remain intact today.

Acquired by Mr. and Mrs. "Chubby" Humble in 1946 and opened as a restaurant two years later, the Pioneer Inn has a modern western-style interior that harmonizes perfectly with its Monterey Colonial exterior.

Its latest addition, the Hereford Room, is typical of the general decor: the walls are lined with expansive photographs of range scenery; there is a handsome collection of authentic early Contra Costa branding irons, some almost as old as the building itself. Near these is the mounted head of the 1935 Grand National Champion Hereford Senior Calif. for which the Humbles paid \$1.85 per pound and whose meat they served as a regular part of their menu.

Almost no wall in the building is without its own mounted buffalo, elk, moose, or caribou head — all trophies brought down personally by "Chubby" Humble, an enthusiastic hunter and outdoorsman.



Anthony's Photo—Concord

Main dining room

Genevieve Matthews, chef, and Irene Thibodeaux, waitress, have been employed at the Pioneer Inn since the restaurant and dining room were opened for business in 1948. Eyo Gino, night bartender, has worked there for nine years; and Paul Aiello, day bartender, has been with the Humbles for the past five years.

The Pioneer Inn regularly serves patrons from all over Central California.



Hereford bull emblem of Pioneer Inn



Anthony's Photo—Concord

Western Hereford room

various in advance, particularly on week ends.

The specialty of the house is charcoal barbecued steaks. Owner "Chubby" Humble makes a yearly trip to the Grand National Livestock Exhibition at San Francisco's Cow Palace to purchase the best meat available. His kitchen boasts what are reputedly the finest ageing facilities for beef in Contra Costa county: a walk-in refrigerator equipped with the most modern devices for meat storage, and including special germicidal lamps.

Although steaks are featured, other entrees such as whole rotisserie broiled chicken, broiled lamb chops, roast prime ribs, abalone, prawns, and rainbow trout are also offered on the menu of complete dinners ranging in price from \$2.75 to \$4.75.

Dinners are served between 6 and 10:30 p.m. every day of the year except Thanksgiving and Christmas and during the last two weeks of July, when the restaurant is closed so that the entire staff may go on vacation. Luncheons are served at the Pioneer Inn from 11 a.m. until 2 p.m. daily.



Anthony's Photo—Concord

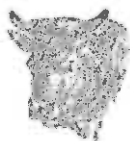
Popular cocktail lounge



JOHN JAWAD'S

PIONEER INN

PART OF A 116-YEAR CONTRA COSTA TRADITION



The Pioneer Inn building was built in 1858 as a hotel, restaurant and stage-coach stop to serve the miners who flooded into the Clayton area during the booming 1850's. On its walls are many relics of that bygone day, creating an unrivaled atmosphere for fine dining of another time.

John Jawad, the owner, was a rancher, as well as State Brand Inspector in the county for many years. In those years, he developed an unsurpassed skill in the perfect preparation of beef and other fine foods.



**BANQUET ROOMS - BARBECUE PATIO - CATERING
ENTERTAINMENT ON WEEKENDS**

Clayton Road in Clayton

689-0800





Wayne shows doing a TV commercial for Great Western Savings and Loan Association in 1978.

Associated Press

Jawad Remembers Time Wayne Sauntered Into His Restaurant

By DOREEN CARVAJAL
Times Staff Writer

CLAYTON -- When quiet-spoken John Wayne slipped into the cool darkness of the Pioneer Inn he was rarely noticed.

Tall and unpretentious, Wayne would sample the western grub, indulge in conversation about the cattle business and chat about his grandchildren.

The 72-year-old legend is dead, but his western spirit is alive in the Clayton restaurant with its tidy red-checked tables, leather saddles and black brands etched into the walls.

"I don't know how he heard about us," recalled John Jawad, owner of the inn and a former brand inspector and cattle rancher. "He heard about us in

Southern California and came up here one day."

The first time Wayne showed up at the restaurant in the early seventies, Jawad was away in downtown Walnut Creek.

A suntanned man with greying hair and a soft voice, Jawad dashed back to the restaurant when employees sounded the alarm that John Wayne was there.

"He was unpretentious

Refec
fectoi
d Lafa
Joan A.
e 1960s
partner
centra
ed me
sants.
into m
bottles
k and
"in" di

and
were

col

me

ca offic
efunds
view d
harges
d purch
ink.
pance
urrent
limits, a

now be
e on in
id, the
funded
amount

custoin
nd that
ll be th

ation S
pre-ta
ing Ma
Palley
blems

ompan
1979 an

ut

Real Es
ville offi
at 5 p.

San

ted

conversation about the cattle business and what about his grandchildren.

inn and a former breed inspector and cattle rancher. He heard about us in

to the restaurant. Son em- phatically sounded the alarm that John Wayne was here.

"He was unpretentious. A big man. A very private man," Jawad said. "He was in the cattle business so we talked about cattle and grandchildren. He had a lot of them."

Jawad's Pioneer Inn has graced the edge of Clayton's main downtown for more than 100 years. Once a depot for the Oakland to Stockton stagecoach route, the inn still bears a strong resemblance to the fading grey photo of the Clayton Hotel.

The eucalyptus and popper trees are taller and the name has changed from hotel to inn, but the restaurant is still a depot for traveling strangers.

Strangers from Russia, Saudi Arabia, France and Japan have scrawled their names in the inn guest book and sampled a bit of western history.

When Gary Cooper was alive he traveled to the inn for a meal or two, according to Jawad.

But the last person to come was the Duke. In 1975, he checked at the inn for the last time. Later Jawad followed news accounts of Wayne's medical travails — open heart surgery, and cancer tests.

"He was a nice man. Unassuming. He had star caliber," Jawad mused. And the hero is gone.



John Jawad of the Pioneer Inn remembers the Duke's visits.

ted
income
accordi
day.
gross fi
op 8.1
will tota

the gai
ss for th
cases in

relative
improv

World A
fork from
the girls.

east am
es flight
me 13.
phased
ed at no

KS

10-500
2-900
10-100

August 1922-Clayton Baseball Field (Will Frank at Bat)



Summer 2010 former Pioneer Inn Parking Lot



Rhine's Hall (left parking lot), looking E down Main St.



Stage stop from 1898 up until 1913



Re: A message from Michael Hibma

From: **Clayton Historical Society** (museum@claytonhistory.org)
Sent: Fri 10/08/10 9:38 PM
To: michael.hibma@lsa-assoc.com

Michael,

It will take a little time to get back to you "officially" about this matter. We would most likely need to gather some information from our files in order to adequately address any potential concerns.

I'm giving you my personal contact information below due to the infrequency of our museum open and office hours.

We do have some research binders in the museum, which, you are welcome to read and copy. Because our open hours are limited, please call me and I can meet you at the museum if you would like to take a look at the information we have.

Sincerely,

Mary Spryer, Curator
Clayton Historical Society Museum
925-672-7232-home
925-876-3520-cell
mspryer@pacbell.net

A message from Michael Hibma

From: **ContactUsForm@officelive.com**
Sent: Tue 10/05/10 10:32 PM
To: museum@claytonhistory.org

You have received the following message through the Contact Us form on your Microsoft Office Live Small Business Web site:

From: Michael Hibma
Phone: (510) 236-6810
E-mail: michael.hibma@lsa-assoc.com
Message:
Dear Clayton Historical Society:

The Clayton Community Church is proposing to develop/redevelop a 2.3-acre, 2-parcel property in the Clayton Town Center area with four buildings, a new church facility, two retail buildings, an outdoor play and picnicking area with on-site parking in Clayton, Contra Costa County. The project will call for the demolition of the current Clayton Community Church building, originally constructed in 1857-1864 as a hotel tavern and locally known as the "Pioneer Inn" located at 6055 Main Street, Clayton. LSA Associates, Inc., is conducting a study to determine if the project might affect cultural resources.

Please notify us if your organization has any information or concerns about historical sites in the project area. This is not a request for research; it is solely a request for public input for any concerns that the historical society may have. If you have any questions, please contact me via telephone at (510) 236-6810 or via email (michael.hibma@lsa-assoc.com). I look forward to hearing from you. Thank you.

Sincerely,

Michael Hibma, M.A., RPH #603
Architectural Historian/Historian

This message has been automatically saved to the activity history for Michael Hibma. View this person's contact information and activity history: <http://claytonhistoryorg.officelive.com/WebBCM/Lists/Contacts/DispForm.aspx?ID=94>.

David Woltering

From: CORNELL David (AREVA) [David.Cornell@areva.com]

Sent: Monday, June 20, 2011 10:58 AM

To: dwoltering@ci.clayton.ca.us

Subject: Comments on the EIR Clayton Community

David Cornell
4491 Silverberry Ct.
Concord, CA 94521
June 20, 2011

David Woltering
Community Development Director
City of Clayton
6000 Heritage Trail
Clayton, CA 94517

Dear Mr. Woltering:

It is with great pleasure that I comment on the adequacy of the draft EIR for the structures proposed by Clayton Community Church. In my opinion there is nothing in the report that in any way gives reason for any delay in moving forward on the project and its' timely completion. The only mole hill I see is the parking issue that is really a non issue, as I believe the community can easily work out a planned arrangement for now that will work and develop into the future.

Any zoning and permitting issues, to me, seem short sighted as does the need for more retail space, as it clearly shows in the City plans that the site was to be a "Landmark City Hall", where is the retail in that? I would caution from my point of view that such zoning and permitting after the fact or in response to, could be taken for or perceived as discrimination, I'm sure the City does not wish to be so perceived.

The important issue is what impact the structures have on the community and here the plan is a real win for the City and the greater community. I would love to move to Clayton and have been watching for the right house, these beautiful and well thought out plans only serve to make my desire to move that much greater and participate in what could be a special place making an even more special City.

I am truly a populist and trust in our Democracy, for me the greatest tragedy is when our system in circumvented by back room deals and closed meetings. I would hope that if there is any doubt or question as to the will of the People that the matter must then be put up to a vote and let everyone have their say.

Sincerely,
David A. Cornell
Eddy Current Level III-QDA
AREVA NDE-Solutions, North America
AREVA Inc.

6/20/2011

5357 Industrial Way
Benicia, CA 94510
Phone: 707 747-4512
Fax: 707 747-7177
david.cornell@areva.com

The information in this e-mail is AREVA property and is intended solely for the addressees. Reproduction and distribution are prohibited. Thank you.

David Woltering

From: Ben Botello [botelloben@yahoo.com]

Sent: Monday, June 20, 2011 12:50 AM

To: dwoltering@ci.clayton.ca.us

Subject: Clayton Community Church Project

Dear Mr. Woltering,

I attended the May meeting of the Environmental Impact Committee meeting. My purpose was to see what impact the church construction and development would have on our downtown area. I was born a Catholic, but sure the people at Clayton Community Church won't hold that against me. In fact, I work with the youth ministry at St. Bonaventure's Church. This is one of my areas of concern, what environmental effect can it have on our kids.

Since you are probably are going to address some the concerns aired at the meeting, allow me to attach my questions to those concerns. First is the area of traffic. Based on the statements made by some of the citizens, there is a concern whether it will add to the traffic congestion in the downtown area during the hours of their services. Not long ago I was walking my dog in the downtown area on a Sunday morning. The lease on my dog fell from my hand and I had to chase my dog down the middle of Main Street. There wasn't a car in sight to pose a danger to my dog or me. The addition of the regular church services traffic would be added to a traffic issue that does not exist now.

Some of the speakers stated that the church would be taking away other business opportunities. I understood that part of the building structure facing Main street would be available for commercial use. I would like to know what business options is the city entertaining in the event that the church is not built? Does the church have any possible businesses interested in using the building?

There was one gentleman that said that the smallest of Clayton was the reason he had move here. He said that he lived in Philadelphia, came to work in San Francisco, and moved to Walnut Creek. Unlike the big city, he found the small town atmosphere of Clayton very attractive. His past residences run very parallel to mine. I lived in Dallas, came to work in San Francisco and moved to Concord. I, too, like the small atmosphere of Clayton. My question is, how close will the construction of a Christian church bring up to the brink of becoming a "San Francisco" or even a "Walnut Creek"?

Another issue was the parking. How many parking spaces does the present church offices have available. How does that compare to the number that it would have after the construction of the building. Would these spaces be available as the present parking spaces are available to citizens doing business downtown? I seriously doubt that the church is going to bring any more that the number of cars that enter our town during festivals during throughout the year. As you know, these are events that draw thousands of people from other communities than Clayton. Yet they are all accommodated. I recognized that there are areas for parking away from the downtown area, but I have never had to park any further away than the library.

Speaking of Downtown events, I would like to know from the Church in what civic

6/20/2011

activities does it participate. Is there any involvement in events such as the Fourth of July activities, Arts and Crafts, summer or seasonal events? My focus is whether the city would lose anything if the church moved away from the downtown area.

I, as well as many of my neighbors, am interested in the arts. Please confirm whether the church facilities could serve as a Performing Arts center? When I see that towns such as Vallejo, Martinez, Pittsburg and other towns have a performing theatre, I feel this would be a great asset to the community. This would be an enhancement, not only in a cultural way but also in a financial way in the revenue it would bring to the community. At a time when schools are cutting music and arts programs, the community has to step up and fill the gap. A community without music and culture becomes a dead community.

Many of the people that spoke on that May night, were citizens of long standing in our community. I praise them for their contribution and their interest in our community in the past. Where some, who spoke, have been here for 20 years or more, I have only been here for 8 years. Which means, that if I am given my normal expectancy of life, I will be here a lot longer than those that spoke. For that reason, I wish to speak for those that I have worked with, whose voices were not represented there at the meeting - the kids, my children, my teenager daughter, and my very young grandson.

What plans does the city have to provide a teen center or youth center in this community? The YMCA is gone. There are kids that roam The Grove in the evening. To think that the smallness of Clayton will not bring drugs is a misconception. The drugs have been here already. If the church is going to provide a teen center, I am all for that. We need to provide alternatives for the youth. If you want to look at the future of Clayton then look at our young people. What we do for them is what kind of citizens we will have in the future. Is the church going to contribute to this effect?

As a citizen of this community, I have tried to weigh the pros and cons of what impact will this church structure will have in our downtown area. As I read the Environmental Impact Report, there seems to be more pros than cons. Culturally, economically, and morally it only seems it would be a benefit to Clayton to have Clayton Community Church in the downtown area. I look forward to hearing the answers to my questions. Thank you.

Sincerely,

Ben Botello, Jr.
242 El Pueblo Place
Clayton, CA 94517
(925) 451-2723

To: David Woltering,
Community Development Director
Clayton City Hall
6000 Heritage Trail
Clayton, CA 94517

June 20, 2011

From: Bill Walcutt
423 Mt Sequoia Ct
Clayton, CA 94517

Subject: Clayton Community Church Project, EIR

Here are my comments:

LAND USE AND PLANNING POLICY

Issue:

The size, height, density and land use of this project is in direct opposition to the Land Use Elements of Clayton's General Plan outlined on pages 61 and 62 of the EIR and listed below. None of this has been addressed or mitigated. They are:

1. To maintain the rural character that has been the pride and distinction of Clayton.
2. To encourage a balance of housing types and densities consistent with the rural character of Clayton.
3. To preserve the natural features, ecology, and scenic vistas of the Clayton area.
4. To control development through appropriate zoning, subdivision regulations and code enforcement.
5. To provide a comprehensive, integrated, greenbelt system, which includes bicycle, equestrian, and walking paths and is connected to regional systems.
6. To encourage a pedestrian-oriented community with areas of open space and recreational facilities for public use.
7. To enhance the sense of identity and pride in and to encourage historical awareness of Clayton.
8. To ensure an adequate commercial tax base for Clayton.
9. To create and maintain an attractive Town Center area and to make it the commercial, civic, and heritage focus for the community.
10. To provide housing opportunity which serve the varied social and economic segments of the Clayton community.

Mitigation:

- Develop mitigation measures to comply with the Land Use Elements of the General Plan as outlined above.

TRANSPORTATION, CIRCULATION, AND PARKING

CIRCULATION

Issue:

The EIR, page 96, indicates that downtown intersections may experience short-term delays during turnover periods of church services (390 vehicle trips in a short period of time—195 trips inbound and 195 trips outbound) and it also indicates there are limited opportunities for roadway improvements. Just because there are limited opportunities, the project sponsor is not relieved of mitigation responsibilities.

In addition, on page 104, "parking capacity requirements," the EIR indicates a Sunday peak parking demand of 284 parking spaces for the church sanctuary. It is not realistic to assume that 284 cars will only generate 195 trips to the downtown. Even if there is off-site parking, people will still drive downtown, drop off, or look for a parking space, and then go park somewhere else close by and in residential neighborhoods.

I believe the impact of vehicle trips during Sunday services in the EIR is understated and therefore, not adequately mitigated. The Planning Commission should require a new traffic study.

Mitigation:

- Install a traffic signal at the intersection of Marsh Creek Road and Center Street.
- Complete a new traffic study using 284 inbound vehicle trips.

PARKING

Issue:

The EIR, page 104 indicates a need for 284 parking spaces for Sunday Church services. The EIR does not adequately address the impact this project will have on parking at the Clayton Community Library, City Hall, Endeavor Hall and residential neighborhoods (Oak Street, Easley, Stranahan and Diablo Village) during Sunday church services, weddings, funerals and special events.

We all know that people are going to park as close as they can to the church, regardless of all the good intentions of the project sponsor or the comprehensiveness of their parking management program. Without enforcement the plan is worthless.

Mitigation:

- The parking impact should be re-studied and appropriate mitigation measures developed.
- The Clayton Community Church should be required to provide security at the Clayton Community Library, City Hall, Endeavor Hall and residential neighborhoods (Oak Street, Easley, Stranahan and Diablo Village) during Sunday church services, weddings, funerals and special events to prevent Church participants from parking in these areas.

Issue:

The EIR, Page 109, states the project sponsor shall develop a Downtown Parking Management Program (DPMP). Without enforcement this program is worthless and Clayton currently does not have the resources to provide enforcement. The reality is that people are going to park anywhere they can including the residential neighborhoods.

Mitigation:

- The project sponsor should pay an in-lieu fee to cover the cost of an additional police officer (or officers) for enforcement.

Issue:

Because parking for this project is grossly inadequate and the downtown streets cannot handle this volume of traffic, it is going to generate a lot of parking complaints and a lot of calls for service. There will be 284 vehicles inbound (all in a hurry) for Sunday service within a short period of time, mixed with pedestrians and other traffic, a very unsafe condition. This strain/distraction on Clayton's limited police resources will severely impact the department's ability to respond to other community emergencies, thus putting the Clayton community at risk.

The Clayton Police Department cannot handle this increased volume of calls without additional staff or without putting the community at risk.

Mitigation:

- The project sponsor should pay an in-lieu fee to cover the cost of an additional police officer (or officers) for enforcement and to handle the increased volume of calls for service.

INFRASTRUCTURE

Issue:

The project will generate a lot of traffic, creating increased wear and tear on the downtown infrastructure, without providing any property tax revenue and no sales tax revenue to pay for maintaining it. All other Clayton taxpayers will be left footing the bill.

Mitigation:

- The project sponsor should pay an in-lieu property and sales tax fee to cover the cost of maintaining the downtown infrastructure.

CULTURAL EVENTS

Issue:

The EIR does not adequately mitigate the significant impact this project will have on current and future cultural events--Art and Wine, Oktoberfest, July 4th parade, Concerts in the Grove or any other future event that requires the closure of the four downtown streets.

Mitigation:

- The City shall have ultimate authority to close the four downtown streets for any and all cultural events as they see fit, and without any recourse from the Clayton Community Church.
- The Clayton Community Church shall develop a parking management program that will address street closures on Sunday and any other day that interferes with cultural events.

VISUAL RESOURCES

Issue:

The size and height of the buildings will almost completely block out the view of Mt Diablo coming into historic downtown (heading east on Clayton Road). The view of Mt Diablo is Clayton's signature scenic vista and it will be severely damaged by this project. It is the pride and distinction of Clayton and a major contributor to its' identity, charm and character.

Mitigation:

- Reduce the size, height and density of the worship center.

Issue:

EIR, pages 184-186. These visual simulations underestimate the visual impact of this project.

Mitigation:

- Use more accurate visual simulations.

POLICY CONSISTENCY ALTERNATIVE

The EIR, pages 213 & 214. The Policy Consistency Alternative identifies a potential of 20 second-floor residential units with an average per-unit size of 1,000 square feet and under "project objectives" in the EIR it is not mentioned as one of the objectives/benefits.

Issue:

Second-floor residential units should be included as one of the objectives of the Policy Consistency Alternative.

Potential second-floor residential units in historic downtown is part of the housing inventory included in Clayton's Housing Element . Because Clayton has a very limited inventory of housing opportunity sites, the loss of these residential units would have a significant impact on Clayton's ability to meet its' state mandated affordable housing requirements.

Mitigation:

- The project sponsor should be required to provide 20 equivalent affordable housing units or pay an in-lieu fee.

David Woltering

From: Linda Puhr-Westerheide [linda.westerheide@sbcglobal.net]

Sent: Sunday, June 19, 2011 9:34 PM

To: dwoltering@ci.clayton.ca.us

Subject: Clayton Community Church

Dear David,

I am a Stranahan Circle resident and a member of Clayton Community Church, which my husband and I have attended since our move to California from Germany six years ago. I am writing in support of the church building plans on Main Street because I see them as quite a blessing not only for all church participants but also for downtown Clayton. In Europe and in the older cities and towns of the US, a church or churches were always the central focus point of any development, the most important institution. The business communities then grew around the churches. This is wise because when people come into town frequently to attend church and additional activities, they then wish to eat and shop and do errands conveniently. I surely believe it would be the same in our town of Clayton and would help the town center to grow and prosper. And having gotten to know the lovely people of CCC during the past six years, I find them to be very generous, caring, supportive and encouraging. So I perceive that this convenient-to-get-to, central, church location is a wonderful opportunity for the city and a win-win situation for everyone.

Thank you, Linda Westerheide

David Woltering

From: Christina A DelliSante [cdelli@uw.edu]

Sent: Sunday, June 19, 2011 8:15 PM

To: dwoltering@ci.clayton.ca.us

Subject: Clayton Community Church

To Whom It May Concern,

Hello, my name is Christina DelliSante, and I am a resident of Tacoma, Washington. I am currently visiting my sister and her family here in Clayton. Today I am writing in support of Clayton Community Church (CCC) and its desire to build in downtown Clayton.

My sister and her husband have lived in Clayton for the last 8 to 9 years. They moved here just before they were pregnant with their first child and now have two children, an eight year old girl and a six year old boy. I am a student in grad school in Seattle, Washington and visit my sister and her family each year over the break. I cannot remember how long ago it was that they started attending CCC, but I know that attending the church during my stay here in California is something that seems to have always been a part of my visits.

Because I usually come during the summer or early spring, the kids are often out of school and are already enjoying summer break. Clayton Community Church provides many of the activities that they partake during the summer, including a Vacation Bible School and Summer Camp, not to mention their annual Labor Day Derby and Car Show. I have been lucky enough to get to see the church body in action at these events, providing support to the families of Clayton and the surrounding areas, as well as in the community itself.

Tacoma, in contrast to Seattle is a small city, but compared to the small town feel that Clayton has, well, Tacoma lacks that feeling of unity. I love coming to Clayton, and I love seeing the interaction that my niece and nephew have with their friends at church, and I love seeing the interconnectedness and support that these groups of families offer each other.

What is more, however, is the simple role that Clayton Community Church has played in the life of my sister and her family. Being apart of this church community, having other young parents who face the same struggles and interests with their children has really allowed my sister's family to soar. Her marriage has been strengthened, and the ways that her and her husband work together has sifted significantly as a result of the influence, activities, and role of CCC.

I am glad the church has an office downtown, and I am glad that they have the school where they can set up and tear down each week to be a much needed encouragement to the community; however, I have to say that it would be really nice to see the church set and established in their own building in the city where they can better meet the needs of the community. The church, the people that make up the church that is, play such an influential role in the lives of the many families in the area, so I cannot help but join the ranks of praise and support of this church and what it's about.

I for one look forward to seeing the church body and interacting with what they are doing on my visits here and look forward to what it is they are doing. I am in full and complete support of their desire to build downtown, for I believe that it will only strengthen and help them to continue to administer to the community as they have faithfully done for many years.

Thank you for your time and consideration.

Sincerely,

Christina DelliSante

6/20/2011

David Woltering

From: Brian Van Valin [fudgehouseb@att.net]

Sent: Sunday, June 19, 2011 5:40 PM

To: dwoltering@ci.clayton.ca.us

Subject: Written Comment to EIR

I am in favor of changing the Genaral Plan which excludes Religious Assembly.

Not allowing Religious Assembly does not serve the needs of the local population to be able to gather close to home.

The childcare center is right next door and similar to the church in that it is also not retail use. I have no children but have no wish to exclude the needs of parents and children. I feel that excluding religious needs would be equally as wrong as forcing parents that they have to drive their children out of the town of Clayton.

Sincerely,
Brian Van Valin

6/20/2011

David Woltering

From: Mark Cederwall [cederwall@sbcglobal.net]
Sent: Sunday, June 19, 2011 5:06 PM
To: dwoltering@ci.clayton.ca.us
Subject: In favor of church building in downtown

Hello David,

We wanted to let you know we are in support of building a church in downtown Clayton. We feel additional foot traffic throughout the week will help all the retail & restaurants in the downtown area. We look forward to helping Clayton by supporting the Clayton Community Church realize it's goal of building a beautiful church in downtown Clayton.

Sincerely,

Mark & Patti Cederwall
31 Mt Tamalpais Place
Clayton

David Woltering

From: Andrew Smith [gtsdrummer@gmail.com]
Sent: Sunday, June 19, 2011 4:15 PM
To: dwoltering@ci.clayton.ca.us
Subject: Clayton community church

Mr. Woltering,
I cannot begin to tell you how excited I am, along with my family, for the building of the new Clayton community church in downtown Clayton.
This is a true blessing for the community, and the Clayton city council is doing an amazing thing by allowing this congregation to move into its permanent home. I'll leave you with these words from 1 Corinthians chapter 14:12. So it is with you. Since you are eager for gifts of the Spirit, try to excel in those that build up the church.

Andrew Smith=

David Woltering

From: Kelly Bernel [kljbernel@hotmail.com]

Sent: Sunday, June 19, 2011 3:19 PM

To: dwoltering@ci.clayton.ca.us

Subject: Clayton Community Church Project

Hello David,

I am a 32 year resident of Clayton. I grew up here and we are now raising our son here. One of the reasons I wanted to raise my son here is the small town community feel. I love how this town has grown and all along while maintaining it's small town western feel. We especially love the park downtown and spend many mornings and afternoons with our son there. My concern with the Clayton Community Church project is the impact that the additional cars will have on our town. It does not sound like there are enough parking spots as is. Plus if all of the spots are taken up for these services, where are we supposed to park if we want to go to the park or get deli sandwiches at the deli next to it? Our downtown is small and I just don't see how it can accommodate all of the additional traffic without making a large impact on the rest of the Clayton residence.

Thank you for your time.

Kelly

6/20/2011

David Woltering

From: Andrea Vollmerhausen [dttandrea@sbcglobal.net]

Sent: Sunday, June 19, 2011 2:25 PM

To: dwoltering@ci.clayton.ca.us

Cc: shawn.robinson@claytoncc.com

Subject: Clayton Community Church EIR

Sir: I am writing in support of the Clayton Community Church building project. I have been a resident in the Clayton area for over 20 years and I enjoy the unique small town feel of Clayton. I've appreciated the City's efforts to keep this uniqueness but have always felt that the town was missing "something". In the past, whenever a town was settled, one of the first buildings built was a church. This became the focus all all town functions; gving its citizens a place to worship, socialize and support one another. This type of place is what our Clayton is missing. I think the Church will achieve their goals in creating a safe community place where all can worship, socialize, shop or attend all types of city activities.

This project has my full support.

Andrea Vollmerhausen, CTC

Independent Contractor affiliated with

Black Diamond Travel

925-672-6038 or

925-858-3656

David Woltering

From: Mo [djajakusuma@sbcglobal.net]
Sent: Sunday, June 19, 2011 1:58 PM
To: dwoltering@ci.clayton.ca.us
Subject: EIR CC Church

I am a Clayton resident who supports the building of the church downtown.

Sent from my iPhone

David Woltering

From: Grace Maes [grace_maes@sbcglobal.net]
Sent: Sunday, June 19, 2011 6:57 AM
To: dwoltering@ci.clayton.ca.us
Subject: Clayton Community Church

Thank you for asking the Clayton Community Church to erect poles to display the size of the buildings they are requesting a zoning change to erect on their property. I was astonished by the size and proximity to the street of the proposed buildings. This and the use of downtown parking spaces for church use certainly make me hope that the city does not amend zoning laws so that these structures can be built.

Thank you,
Grace Maes, Clayton resident

Sent from my iPad.=

David Woltering

From: Marlyne Hadley [mlhadley@pacbell.net]
Sent: Monday, June 20, 2011 5:02 PM
To: David Woltering
Cc: Marlyne Hadley
Subject: Comments on Draft EIR: CCC Project

June 18, 2011

David Woltering, AICP, Community Development Director

The following are my comments on the Draft EIR for CCC Project. They are not shown in any order of significance.

1) Table III-2 Church Operations should be clarified to reflect 'temporary use permits would be required' on the following: Soap Box Derby, Christmas Eve Gathering, both Easter Gatherings, Church Banquet, and Concerts. This would then reflect the information stated on page 45 under Church Operations. Under Regular Operations, clarification on the need (or not) of a Temporary Use Permit for The Summer Movie Night should be given based on 500 attendees. I believe the last two items on the table should have 'temporary' inserted in front of 'use permit'.

2) Tree removal plan - In looking at the Story Poles, it appears that Valley Oak #35 and Eucalyptus #29 could be in serious jeopardy. These are the trees sited as 'particularly prominent trees' in the Draft EIR. Clarification should be given if the close location of the building to the trunk of the Oak and the large number of limbs that appear to require removal would cause the Oak to die. Clarification if the close location of the building to the trunk of the Eucalyptus could cause it to die or become weakened. Perhaps the building's proximity to these trees were covered in the arborist report and just not mentioned in this Draft EIR.

3) Tentative Parcel Map Approval - As the EIR is used as an input to the Fiscal Impact Analysis, the specifics on the requested subdivision of the two parcels into 4 parcels should be clarified. Clarification on the approval timing should also be given. (Possible Property Tax exemptions) This subdivision could also have an impact on the number of annual allowable Temporary Use Permits.

4) Phased Development - Clarification should be given on the impacts of the possibility of a long delay in starting Phase II; the Phase II being dropped by the CCC; and Phase II being shelved and left as 'an approved project'. Phase I seems to meet all of the CCC's church objectives and the retail segment could be used as the Teen Center. This could also have Fiscal Impacts. The phase development could also be influenced by the parcel subdivision.

5) Table II-1 Summary of Impacts, Land Use & Planning Policy. Clarification should be made to reflect the impacts that are not related to the parking issue. This is covered in other areas but not shown in this recap which can be misleading. The project is not consistent with the plan for expanding the tax base; an estimate of less than \$600 annually is hardly worth mentioning.

6) Clarification should be made on where an off-site area might be located that would enable the CCC to provide free valet parking such that vehicles are parked off-site minimizing the demand for downtown public parking spaces and eliminate the need to circle looking for parking. If this cannot be clarified, then I would suggest its removal as a mitigation measure.

7) Downtown Parking Management Program (DPMP): Clarification on why a pro-rata share should be paid by the CCC versus the CCC paying for the entire program. The need is a project need. The City, other business owners, and patrons would not be benefiting from this if assembly use weren't being requested.

8) DPMP: Clarifications should be made on the impacts of transforming the town center into being a full

6/20/2011

paid parking town. (Also, the Fiscal Impact of this to the City, the Town Center property owners, and businesses could be significant.)

9) Clarification is needed to know if the Project is approved, would this imply that the CCC has 1st rights to the majority of the public parking on Sundays?

10) Clarification is needed to know if the Project is approved, does this put the CCC in a position of becoming part of the approval process on Temporary Use Permits for the Town Center Sunday activities? Or have the CCC become a major influence on this approval process?

11) Clarification is needed on reciprocal parking agreements. Should these be in place prior to any permit issuance? What are impacts of these agreements to the owner and to the potential buyers in business an/or property sales?

Respectively submitted by Marlyne Hadley, 527 Hamburg Circle, Clayton

David Woltering

From: Paul Johnson [johnspa@gmail.com]

Sent: Friday, June 17, 2011 9:22 AM

To: dwoltering@ci.clayton.ca.us

Subject: Clayton Story Poles

I want to express my displeasure with the downtown Clayton Community Church story poles, and the prospect they represent. I am disappointed that this issue continues to linger, in spite of it being outside of the established city plan. Placing buildings of that magnitude in Clayton will overpower the the downtown, as well as curtail any future city tax revenue opportunities. I am a Clayton resident living on Peacock Creek Drive.

Thank You,
Paul A. Johnson

*John and Jennie Conboy
219 El Pueblo Place
Clayton, CA 94517*

June 15, 2011

Community Services Director
David Woltering
6000 Heritage Trail
Clayton, CA 94517

RECEIVED

JUN 17 2011

**CLAYTON COMMUNITY
DEVELOPMENT DEPT**

Dear Mr. Woltering:

We have lived in Clayton since September of 1989. We have seen many good changes over the years and have participated in numerous community events. Clayton has a unique and special character which is refreshing in the age of "bigger" is better exhibited by nearby Walnut Creek and Concord. However, that special uniqueness is about to be gone forever with the construction of the proposed downtown church buildings as demonstrated by the several two story building site poles.

Our objection to the church buildings is premised on the potential waiver / change to the General Plan which was established many years ago prior to the church's purchase of the former Pioneer Inn and adjacent property. Having one large segment granted a waiver to that General Plan and related requirements negatively impacts the rest of those who live in Clayton.

As expressed in the Clayton Pioneer, the church has inadequate parking and potentially is relying on the largesse of nearby property owners for parking assistance; the current vacant land used for our various community festivals will be gone with the buildings permanently replacing that available open land; and the scope and size of the proposed buildings will totally distort the ambiance of the current downtown structures.

If the nearby property owners do not grant permission for use of their land for parking, where will the church members park? A proposed parking shuttle service does not add to Clayton's character. It only reinforces a "big city" direction. Many people live here to get away from that atmosphere.

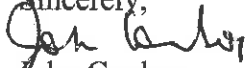
As long as we have been residents, Clayton has struggled with enhancing its revenue and attracting downtown business. This is exhibited by the newest commercial structure in downtown. Any religious and/or tax free purchase and use of the sparse available open land in our downtown setting add nothing to that potential income. There is no business in Clayton which will entice a large number of church goers to linger before or after any church function to savor a meal at any of the limited Clayton restaurants. Nor is there any business which encourages extensive shopping in Clayton on a sustained basis to justify the increased traffic and influx of people for various church functions. The law of large numbers, simply does not work for this location.

Page 2 of 2
Mr. David Woltering
June 15, 2011

While many church members may be Clayton residents, we have not seen any numbers which breakdown the residency of its participating members. Presumably the ratio of Clayton residents to non-Clayton residents is relatively small.

It is our sincere belief the church should find more suitable land to establish its structures. Downtown Clayton is simply not that location.

Sincerely,


John Conboy


Jennie Conboy

Pete & Anita Mingham

51 Weatherly Drive
Clayton, CA 94517

Ph# 925 672-7426
Cell Ph# 925 980-7050

RECEIVED

June 15, 2011

JUN 17 2011

Clayton City Councilmen/woman
David Shuey
Howard Geller
Joe Medrano
Julie K. Pierce
Hank Stratford
6000 Heritage Trail
Clayton, CA 94517

Re: Clayton Community Church property

**CLAYTON COMMUNITY
DEVELOPMENT DEPT**

I don't even know where to begin with our thoughts in this letter.

I have lived in Clayton for over 50 years, attended Mt. Diablo Elementary and graduated from Clayton Valley High School. My husband and I have lived here for 40 years and were both in business for many years. We have seen many changes in our community, mostly for the good, but not all. I am writing this after much discussion with many of our Clayton friends and family, so I am really also writing on their behalf, as well.

I am appalled at any consideration being given to any kind of a structure that would take over 20% of our downtown and then not even pay taxes to help support our community. As I understand it, a lot of the members are not just from Clayton, which means we are trying to accommodate many that are not concerned about our tax base, traffic/parking problems, etc.

We are certainly not anti-growth, however, when a decision such as this is even being considered, one that would destroy all that Clayton is about, is beyond comprehension. We are also not anti-Church. I am a member of a Church and believe that they are one of the cornerstones of most communities – in the proper location. This downtown location would swallow up all of the other businesses and parking available to our merchants and their customers- and not just on Sunday, but whenever there were Weddings, funerals, services and/or classes at the Church. I cannot believe that there is a proposal for only 54 parking spaces for that size of a building. Can you imagine going downtown for lunch or dinner, particularly on a Saturday or Sunday when the church is having a function and not being able to find a parking space. Just how many people do you think are at a normal Wedding, funeral or church service, especially in this size building? If one thinks that any of the restaurants will benefit it is not likely, as most church activities also involve their members bringing food for their functions which is normally made by the members and brought in.

Page 2
Clayton City Council

We have 2 grown children and their families, and other relatives that have chosen to remain in Clayton for the same reason that most people come to Clayton - because it is a small slice of Americana in this crazy world. They love the ambience of the small town, western atmosphere. If this structure were to be built all you would see arriving in Clayton would be the back side of a HUGE 2-story building – not the open view of old west Clayton.

For years the City Council has upheld the most strict standards to keep our western, small town feel. A structure such as the one being considered would destroy all that has been held sacred all of these years. In these times of economic hardship it makes even less sense to grant this consideration, as we would no longer (forever) receive income from 20% of this small downtown area. Our commercial area and therefore tax base is already so terribly limited.

I am sorry to be so lengthy, but we feel this is a very important issue and would change our community forever – and NOT for the good.

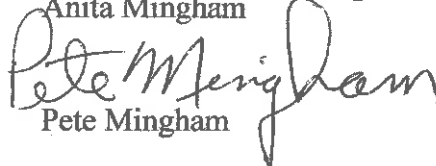
We would like to know ANY benefit to our town and it's citizens coming from this project.

Please understand that living in Clayton is near and dear to our hearts and we are writing this with the utmost concern. Thank you for serving on the Council and also for considering the entire town of Clayton, not just the few vocal ones trying to outlast you by continuing to try to push this through. The town will outlast us all and be here for generations to come - it would be a shame to have it marred forever.

Respectfully and Sincerely,



Anita Mingham



Pete Mingham

CC Clayton City Planning Dept.

David Woltering, Director Community Development

David Woltering

From: Gary Napper [gnapper@ci.clayton.ca.us]
Sent: Thursday, June 16, 2011 4:40 PM
To: dwoltering@ci.clayton.ca.us
Subject: FW: Structure in downtown Clayton

Gary A. Napper
City Manager
6000 Heritage Trail
Clayton, CA 94517
925.673-7300
gnapper@ci.clayton.ca.us



From: stuart brown [mailto:spbrowns@pacbell.net]
Sent: Thursday, June 16, 2011 3:08 PM
To: gnapper@ci.clayton.ca.us
Subject: Structure in downtown Clayton

As a frequent user of the retail and services in downtown I am appalled at the new structure. Our family utilizes Clayton because of the feel and ambience of a small town. With this new structure that atmosphere will be taken away and I don't know if I want to visit a downtown with such a dominate building. The main street will seem very suffocating and overpowering.

There are many choices for shopping, eating and services in other areas, and the attraction to Clayton besides the ambience is the amount of free parking. This structure is taking away most of the parking. It would also seem that the retailers would be upset and that the city would select new building that would bring in more taxes, etc. Also where will all the users of the new building park?

Will the community events such as Art and Wine and Oktoberfest be cancelled with the demise of parking, space, etc.

The City seems to be selling out to a very small faction of the community and taking away the felling of community for a mammoth building.

The City doesn't seem to value the business and services it already has. Why have a Subway Sandwich when Clayton already has two privately owned sandwich shops which provide excellent food?

In our opinion (and with our sales taxes dollars) we ask that the City Council rethink the new huge structure that will dominate the downtown of Clayton.

Nancie and Stuart Brown
1441 Hartnell Court
Concord, CA 94121

David Woltering

From: Laci Jackson [ljackson@ci.clayton.ca.us]
Sent: Wednesday, June 15, 2011 4:18 PM
To: 'David Woltering'
Subject: FW: city feedback form

-----Original Message-----

From: postmaster@ci.clayton.ca.us [mailto:postmaster@ci.clayton.ca.us]
Sent: Wednesday, June 15, 2011 3:55 PM
To: cityinfo@ci.clayton.ca.us
Subject: city feedback form

Below is the result of your feedback form. It was submitted by
(postmaster@ci.clayton.ca.us) on Wednesday, June 15, 2011 at 18:55:18

First Name: Christine

Last Name: Muller

Street Address: 30 Mt. Emory Court

zipcode: 94517

city: Clayton

Contacts email: DotStripe@aol.com

Phone: 925-383-9260

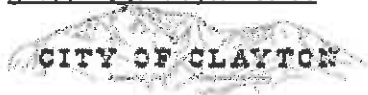
Subject: My husband and I both disagree with the possible building of additional church buildings for the downtown of Clayton. We oppose!!! Stick with the general plan

Submit: Send Comments

David Woltering

From: Gary Napper [gnapper@ci.clayton.ca.us]
Sent: Wednesday, June 15, 2011 9:42 AM
To: dwoltering@ci.clayton.ca.us
Subject: FW: church in Clayton

Gary A. Napper
City Manager
6000 Heritage Trail
Clayton, CA 94517
925.673-7300
gnapper@ci.clayton.ca.us



From: councilmangeller@aol.com [mailto:councilmangeller@aol.com]
Sent: Tuesday, June 14, 2011 11:49 PM
To: gnapper@ci.clayton.ca.us
Subject: Fwd: church in Clayton

Add to the list

-----Original Message-----

From: Lynne Vogensen <mslynne33@yahoo.com>
To: CouncilmanGeller <CouncilmanGeller@aol.com>
Sent: Tue, Jun 14, 2011 12:07 pm
Subject: church in Clayton

Dear Mr Geller,

I would like to express my concern about the upcoming city council decision concerning the church in downtown Clayton. PLEASE do not change the parking ordinances and general plan to allow this monster of a church to be built. The city has worked hard in the past to keep our town center quaint and charming. There is nothing quaint or charming about this monstrosity the church wants to build. The first thing anyone will see when driving down the hill into the little town of Clayton is the back side of a huge building. It will dwarf the rest of the town. Everywhere we go, people are discussing the church, and other than the congregation members, I have talked to no one who feels that this is a good thing for Clayton!

The church claims this will benefit our town with the commercial spaces on the first floor level. After walking through town recently, I noticed that there are at least three spaces in other buildings in town that are for lease and not presently filled. How does the church plan to fill their spaces if the city can't fill what we already have? We already have a very large, very unattractive, box-like building across from Endeavor Hall that is partially empty. Let's not make the same mistake again.

I would also like to comment about any city council members who might belong to the church congregation. It seems to me there would be a conflict of interest if these members will be

6/20/2011

allowed to vote on this critical council decision, and they should recuse themselves from voting.

Thank you for considering my letter,
Lynne Vogensen

David Woltering

From: David T. Shuey [shuey@rankinlaw.com]
Sent: Saturday, June 25, 2011 10:13 PM
To: Ewan MacDonald
Cc: gnapper@ci.clayton.ca.us; dwoltering@ci.clayton.ca.us
Subject: RE: Vote

Ewan,

I am copying our City Planner on your input on the church building issue as he is compiling the public comments.

Thanks

Shoe

David T. Shuey
Rankin, Sproat, Mires, Beaty & Reynolds
1970 Broadway, Suite 1150
Oakland, CA 94612
Phone: (510) 465-3922
Fax: (510) 452-3006

From: Ewan MacDonald [coolbass@pacbell.net]
Sent: Monday, June 13, 2011 9:03 AM
To: David T. Shuey
Subject: Vote

Hi David

I vote yes for the Charter issue and no for the Church Building issue.

Sincerely

Ewan MacDonald
Sent from my iPhone=

David Woltering

From: David T. Shuey [shuey@rankinlaw.com]
Sent: Monday, June 27, 2011 10:27 AM
To: Ewan MacDonald
Subject: Re: Vote

Ewan,

It is before the planning commission now and they have a meeting tomorrow night and it will probably come before the council late in year.

Shoe

Sent from my Verizon Wireless BlackBerry

From: Ewan MacDonald <coolbass@pacbell.net>
Date: Mon, 27 Jun 2011 09:15:41 -0700
To: David T. Shuey <shuey@rankinlaw.com>
Subject: RE: Vote

Hello David,

Thanks for the information. I was wondering if there was a decision made regarding the proposed building of the new church in the downtown area?

Ewan MacDonald

--- On Sun, 6/26/11, David T. Shuey <shuey@rankinlaw.com> wrote:

From: David T. Shuey <shuey@rankinlaw.com>
 Subject: RE: Vote
 To: "Ewan MacDonald" <coolbass@pacbell.net>
 Date: Sunday, June 26, 2011, 5:12 AM

Ewan,

Thank you very much for your support. Please convey the message to your friends, neighbors, etc. and let them know if they are in the Clayton Valley High School drawing area (which is Concord and Clayton) that they should email me with their full name, address and line of support. We need everyone to get at least 5 other people to support this idea and they do not have to have kids in the school just be within the drawing area. More specifically, this does not have to be just parents with students at CV, but anyone within the area that wants their property values to go up with improved schools in the area, parents whose kids already went to CV, parents with young kids, etc. In short, anyone and everyone should send in their support so please help spread the word.

In addition, the District and charter steering committee have agreed to the following schedule:

6/29/2011

Tuesday August 9th @ 7:30

This is a public hearing regarding the CVCHS charter. Charter organizers will be giving a 10 minute presentation, which will be followed by 50 minutes for public comment. We need a positive and enthusiastic show of support at this meeting to make this dream a reality for our community.

Tuesday Sept. 13th @7:30

During this meeting, charter organizers will be asked follow-up questions by the MDUSD school board. The Board will then make a decision on the charter. Although there will not be an opportunity for public comment at this second meeting, your physical presence and support is still needed!

The more people that can and do attend to show their support, especially on August 9, 2011 the better chance we have of having the District grant the petition and not having to go to the County to get approval. So please be there if you can. The facebook for Clayton Valley Charter High School will be updated with any new information as soon as known so please check regularly or also check the google website at <https://sites.google.com/site/claytonvalleycharterhighschool/home>.

Finally, the steering committee has put the following on the website:

As we move towards the public hearing for the CVCHS Charter, we could use, and would appreciate, your active support. You may find the email links below of the MDUSD superintendent and board members.

Superintendent

Steven Lawrence: lawrences@mdusd.k12.ca.us

Board of Education

Gary Eberhart: gary@mdusd.net

Sherry Whitmarsh: sherry@mdusd.net

Linda Mayo: mayolk@aol.com

Lynne Dennler: lynnedennler@gmail.com

Cheryl Hansen: cherylhansenmdusd@yahoo.com

If you also indicate that you wish to be notified when the public hearing is set they should provide you with notification when set.

Again, thank you for being concerned and being part of the solution!

Sincerely,

Shoe

David "Shoe" Shuey

Mayor

City of Clayton

David T. Shuey

Rankin, Sproat, Mires, Beaty & Reynolds

1970 Broadway, Suite 1150

Oakland, CA 94612

Phone: (510) 465-3922

Fax: (510) 452-3006

From: Ewan MacDonald [coolbass@pacbell.net]
Sent: Monday, June 13, 2011 9:03 AM
To: David T. Shuey
Subject: Vote

Hi David

I vote yes for the Charter issue and no for the Church Building issue.

Sincerely

Ewan MacDonald
Sent from my iPhone

6/29/2011

David Woltering

From: Tim Nakamura [tjnakam@yahoo.com]

Sent: Sunday, June 12, 2011 7:46 AM

To: dwoltering@ci.clayton.ca.us

Subject: Proposed Church in Clayton

I have been wondering what was being built in downtown Clayton until I read in the paper the purpose of the structures. The concerns I have besides of their size is the proposed parking strategy. Downtown Clayton is not very large and with the large influx of traffic several days a week including Sunday's, traffic jams and congestion are a real concern. In addition, I read that they needed over 200 parking spaces and would provide 60 but the rest would be existing. I don't think this make sense and would prevent other people from parking and enjoying Clayton during the time the church would be used.

I am not opposed to putting a church in Clayton, but not at that location where the infrastructure cannot support it as well blocking the view of the town and surrounding hills.

6/20/2011

David Woltering

From: shende2007@aol.com

Sent: Sunday, June 12, 2011 3:59 PM

To: dwoltering@ci.clayton.ca.us

Subject: Clayton Community Church concerns

As a downtown Clayton business owner for 18 years, I do have concerns about the approval for the building being proposed at the church. The height and size of the building will pretty much obscure the view of about 1/2 of downtown Main St. and all of the struggling small family operated shops, from all of the drivers on Clayton Rd.!!!!!!! The parking is also a very big concern. The number of parking spaces they will provide will not be adequate for their number of members. It is already an issue when they have functions during the week when we are open for business and all of our parking is taken up even in our private parking lot. Our clients are always complaining about it when they can't find a parking spot. Very inconvenient. None of us understand why more retail space is going to be built when there are already too many vacant buildings just sitting in town. I moved to Clayton in 1986 and loved the old town feel. It is slowly losing that feel. Last but not least, it will change the ambience of downtown Clayton forever. It just doesn't fit in. We have heard not one positive comment back about the project when we answer people who ask about the poles. I urge them all to speak up or it will just be passed through and we won't be able to change anything. Clayton will be like so many other small towns in America that eventually changes when someone comes in with the money to do it.

If anyone tries to sell us on it will bring more customers downtown, we are not buying it. It is puzzling to us how so many residents go elsewhere and don't all support their own towns mom and pop shops. If it weren't for the **loyal** customers from Clayton that we do have, we wouldn't survive. Just another example of our changing America.

David Woltering

From: Laci Jackson [ljackson@ci.clayton.ca.us]
Sent: Monday, June 13, 2011 9:11 AM
To: 'David Woltering'
Subject: FW: city feedback form

-----Original Message-----

From: postmaster@ci.clayton.ca.us [mailto:postmaster@ci.clayton.ca.us]
Sent: Friday, June 10, 2011 8:44 AM
To: cityinfo@ci.clayton.ca.us
Subject: city feedback form

Below is the result of your feedback form. It was submitted by
(postmaster@ci.clayton.ca.us) on Friday, June 10, 2011 at 11:44:14

First Name: Christine

Last Name: Williams

Street Address: 14 Clark Creek Circle

zipcode: 94517

city: Clayton

Contacts email: mncw@sbcglobal.net

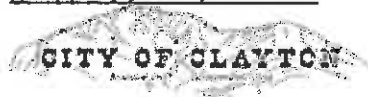
Subject: We are vehemently opposed to the proposed Church project on Main Street in our historic, tranquil and picturesque town. This project in NO WAY represents Clayton and what we have strived for decades to preserve. This project would be a huge eye sore, overwhelm the downtown area, and create a list of problems for our small town. The church should not be allowed to claim a majority of our downtown area as it's own!!! They can build there oversize eye sore elsewhere. I ask the city council, the planning council and mayor to stop the church building project on Main Street and to preserve our historic downtown that we all love.
Thank you!

Submit: Send Comments

David Woltering

From: Gary Napper [gnapper@ci.clayton.ca.us]
Sent: Monday, June 13, 2011 9:33 AM
To: dwoltering@ci.clayton.ca.us
Subject: FW: Comments on the Church Building
For your church project comments file.

Gary A. Napper
City Manager
6000 Heritage Trail
Clayton, CA 94517
925.673-7300
gnapper@ci.clayton.ca.us



From: Hank Stratford [mailto:hank_stratford@yahoo.com]
Sent: Saturday, June 11, 2011 7:12 PM
To: Gary Napper
Subject: Fw: Comments on the Church Building

I am assuming you received this, but just in case you didn't, here it is.

----- Forwarded Message -----

From: BarbaraCampos <bbcampos1@gmail.com>
To: hank_stratford@yahoo.com
Sent: Fri, June 10, 2011 5:37:02 PM
Subject: Comments on the Church Building

215 El Pueblo Place
Clayton, CA 94517
June 10, 2011

Community Services Director,
David Woltering
6000 Heritage Trail
Clayton, CA 94517

Dear Mr. Woltering:

We love Clayton! We have lived here for 22 years. We love the unique community spirit you find anytime you are in the Post Office, one of the restaurants, CVS, the parade, the Arts and Wine Festival, the Octoberfest, or any of the summer in the park concerts. And, don't forget the old Clayton Roundup. It's easy to see and feel the spirit of Clayton at any of these functions. The people are generally of one voice, enjoying the unique character of Clayton, one not found in any other community in the county. The biggest controversies we have had have been with whether to outsource the landscape maintenance, or whether to allow the county dump. The people of Clayton are of one voice. We must give credit to the town planners and to the leaders

6/13/2011

past and present in Clayton, who have protected this sense of community. It has made Clayton what it is today.

We are concerned about the church project in the middle of town. We are concerned that a relatively small group of people can upset the balance of this spirit of our town. And this is serious. The General Plan was conceived for the betterment of ALL the town, not a small segment. And we do not believe any segment should be granted a waiver to this plan when it will impact the rest of the community. And it will impact everyone! Parking for our events that are precious should be preserved – no waiver, and business owners should not be forced to allow outside parking that will impede their business. We need business in Clayton, and this would not help them to grow their business. With this building, the small town feel will be gone, and noise and traffic will replace it.

Traffic and noise brought by regular church services will negatively impact the community. We are not against a church, but it does not belong in a downtown setting. That's for retail. Let's not be so quick to change the General Plan and grant waivers, as this will set a precedent for all other groups. Let's keep Clayton as it is – the unique community we have all worked so hard to enjoy.

We have several other concerns about this building proposal, but understand that you will only consider the EIR concerns.

Sincerely,

Roberto and Barbara Campos

David Woltering

From: David T. Shuey [shuey@rankinlaw.com]
Sent: Saturday, June 25, 2011 10:21 PM
To: Mark Hauser
Cc: gnapper@ci.clayton.ca.us; dwoltering@ci.clayton.ca.us
Subject: RE: Clayton Community Church feedback

Mark,

Thanks for your thoughts. I am copying our City Planner David Woltering on this as he is compiling all the input.

Shoe

David T. Shuey
Rankin, Sproat, Mires, Beaty & Reynolds
1970 Broadway, Suite 1150
Oakland, CA 94612
Phone: (510) 465-3922
Fax: (510) 452-3006

From: Mark Hauser [mark.hauser@gmail.com]
Sent: Thursday, June 09, 2011 7:36 PM
To: David T. Shuey
Subject: Clayton Community Church feedback

Mr. Shuey,

My name is Mark Hauser. I am a relatively new resident in Clayton (805 Condor Pl), so I am not familiar with the history of the proposed Clayton Community Church in the downtown area. I had no idea of this plan until the story boards went up.

For what it is worth, my input is a loud negative. It strikes me as completely out of scale for the downtown area. I just do not see how it is consistent with the lovely friendly, open downtown feel that exists today. And I am not even addressing the tremendous parking impact. But you know the issues.

I vote No. There must be a better way to develop that space.

Thanks for considering my input.

6/29/2011

David Woltering

From: Laci Jackson [ljackson@ci.clayton.ca.us]
Sent: Thursday, June 09, 2011 10:01 AM
To: 'David Woltering'
Subject: FW: city feedback form

-----Original Message-----

From: postmaster@ci.clayton.ca.us [mailto:postmaster@ci.clayton.ca.us]
Sent: Thursday, June 09, 2011 9:47 AM
To: cityinfo@ci.clayton.ca.us
Subject: city feedback form

Below is the result of your feedback form. It was submitted by
(postmaster@ci.clayton.ca.us) on Thursday, June 9, 2011 at 12:46:35

First Name: Elise

Last Name: Agnew

Street Address: 746 Bloching Circle

city: Clayton

Contacts email: eliseandbrett@comcast.net

Phone: 925-672-6004

Subject: I have been a Clayton resident for 8 years and was disturbed to see the proposed Story poles erected in downtown Clayton. We moved to Clayton for the small-town quaint feel of the city and feel the sheer size of the proposed church is out of proportion to the downtown and will cause congestion and parking issues downtown. I would like more information on how to contest this proposed building. Thank you

Submit: Send Comments

David Woltering

From: David Woltering [dwoltering@ci.clayton.ca.us]
Sent: Thursday, June 09, 2011 2:35 PM
To: dwoltering@ci.clayton.ca.us
Subject: FW: city feedback form

-----Original Message-----

From: Laci Jackson [mailto:ljackson@ci.clayton.ca.us]
Sent: Thursday, June 09, 2011 2:14 PM
To: 'David Woltering'
Subject: FW: city feedback form

-----Original Message-----

From: postmaster@ci.clayton.ca.us [mailto:postmaster@ci.clayton.ca.us]
Sent: Thursday, June 09, 2011 1:58 PM
To: cityinfo@ci.clayton.ca.us
Subject: city feedback form

Below is the result of your feedback form. It was submitted by
(postmaster@ci.clayton.ca.us) on Thursday, June 9, 2011 at 16:57:50

First Name: Mike

Last Name: Townsend

Street Address: 372 Chardonnay Cir

zipcode: 94517

city: Clayton

Contacts email: mike@flitex.com

Phone: 9256727989

Subject: Please do not allow the church building project on Main Street to go forward. The story poles make it very clear that a structure of that size in that location would overshadow all Main Street businesses and permanently change the feel of our town for the worse.

Submit: Send Comments

David Woltering

From: David T. Shuey [shuey@rankinlaw.com]
Sent: Wednesday, June 08, 2011 7:59 AM
To: 'westman1808@comcast.net'
Cc: dwoltering@ci.clayton.ca.us
Subject: RE: Proposed Church buildings

Art and Nancy,

Thank you for your email regarding the proposed church buildings downtown. As part of the City Council, we are not supposed to prejudge this issue as it is before the planning commission now for comments. As such, I am forwarding your email to our Planning Director, David Woltering, to include in the public comments before the commission. If and when the issue comes to the council, your comments will be part of the public record.

Again, thank you for your time in providing input on this issue.

Sincerely,

Shoe

David "Shoe" Shuey
Mayor
City of Clayton

David T. Shuey
Rankin, Sproat, et al
1970 Broadway, Suite 1150
Oakland, CA 94612
(510) 465-3922
(510) 465-3006

This email message is intended to be confidential and may be legally privileged. If you are not the intended recipient of this message, you are hereby notified that any unauthorized review, use, disclosure or distribution of it is prohibited. If you are not the intended recipient, please notify the sender by return email and destroy the material you have received in error.

From: westman1808@comcast.net [mailto:westman1808@comcast.net]
Sent: Wednesday, June 08, 2011 7:53 AM
To: David T. Shuey
Subject: Proposed Church buildings

Arthur and Nancy Westman
1808 Eagle Peak Ave
Clayton Ca 94517

Please note we the above residence of Clayton are against the building of the church sanctuary in downtown Clayton. The proposed building does not meet the small town feeling of downtown Clayton.
Art and Nancy Westman

6/8/2011

David Woltering

From: Linda Hudak [linda.hudak@dixiegroup.com]
Sent: Wednesday, June 08, 2011 2:49 PM
To: dwoltering@ci.clayton.ca.us
Subject: Polles for Clayton Community Church development downtown
Mr. Woltering,

The poles show the massive development of the Clayton Community Church. I can easily see that the scale of the proposed development. I believe the size of the development does not assimilate with our existing downtown buildings and ambiance. Our small downtown space is not adequate for this enormous development.

The poles also show the height of the Clayton Community Church which will block the current view of Mt. Diablo as one drives on Clayton Road and passes downtown. Mt. Diablo's presence is why our community is so special and unique. It would be destructive to block Clayton's majestic view.

I believe the traffic of 222 cars will not only be noisy but also a traffic hazard. The church development is asking for an additional 168 parking spaces which will be problematic to the limited parking spaces downtown. I believe the traffic hazard will be through out the week since a school will be part of the development.

I am opposed to tearing down the Pioneer Inn which is an important historic building for many Claytonians.

I am opposed to the massive Clayton Community Church development being built in downtown Clayton.

Please confirm back to me that you did receive my e-mail, thank you.

Linda Hudak - Homeowner for 14 years.
1538 Haviland Place
Clayton, CA 94517
Linda Hudak
Dixie Home Territory Manager
925 813-5145

David Woltering

From: Gary Napper [gnapper@ci.clayton.ca.us]

Sent: Wednesday, June 08, 2011 2:52 PM

To: dwoltering@ci.clayton.ca.us

Subject: FW: reformatting downtown

Further comments on his opposition views

Gary A. Napper
City Manager
6000 Heritage Trail
Clayton, CA 94517
925.673-7300
gnapper@ci.clayton.ca.us



From: GAYL BELFOR [mailto:gayl4b@sbcglobal.net]

Sent: Wednesday, June 08, 2011 2:31 PM

To: councilmangeller@aol.com

Cc: gnapper@ci.clayton.ca.us

Subject: Re: reformatting downtown

Thank you for your response. I also chose Clayton for it's small town atmosphere [as did my daughter]. **The proposed height and footprint does not support our town's atmosphere. It is better suited to a large city which we are NOT**

Gayl Belfor

--- On Wed, 6/8/11, councilmangeller@aol.com <councilmangeller@aol.com> wrote:

From: councilmangeller@aol.com <councilmangeller@aol.com>

Subject: Re: reformatting downtown

To: gayl4b@sbcglobal.net

Cc: gnapper@ci.clayton.ca.us

Date: Wednesday, June 8, 2011, 9:28 AM

Gayl,

Thank you for your concerned E-Mail. I will make sure that it goes to our City Manager. All letters received will be reviewed and looked at by **all involved in the process**.

Since the project has not come before the City Council, I can not make comment at this time, but you can be assured I will not be part of any "Rubber Stamping".

I have lived in Clayton for 36 years and have dedicated many of those years as a volunteer for Clayton events. You can be assured that I do care about our town and community.

Sincerely,

Howard Geller
Vice Mayor

6/8/2011

-----Original Message-----

From: GAYL BELFOR <gayl4b@sbcglobal.net>

To: shuey <shuey@rankinlaw.com>; CouncilmanGeller <CouncilmanGeller@aol.com>; joe <joe@claytoncouncil.com>; Julie_Pierce <Julie_Pierce@comcast.net>; hank_stratford <hank_stratford@yahoo.com>

Sent: Tue, Jun 7, 2011 12:38 pm

Subject: reformatting downtown

I want to register my objection to the proposed revamping of downtown Clayton on 2 grounds:

1. the proposed 'church oriented' downtown will overwhelm our small town [FYI: most of us picked Clayton for it's small time environment]
2. Pioneer Inn should be a historical landmark

Please reassure me that you won't rubber stamp this & that you care as much about our town as the residents [church is not a resident]

Gayl Belfor

David Woltering

From: David T. Shuey [shuey@rankinlaw.com]
Sent: Wednesday, June 08, 2011 8:54 AM
To: 'Tracy Johnston'
Cc: dwoltering@ci.clayton.ca.us
Subject: RE: Clayton Projects

Tracy,

Thanks again for our support of the charter school.

Thank you also for your email regarding the proposed church buildings downtown. As part of the City Council, we are not supposed to prejudge this issue as it is before the planning commission now for comments. As such, I am forwarding your email to our Planning Director, David Woltering, to include in the public comments before the commission. If and when the issue comes to the council, your comments will be part of the public record.

Again, thank you for your time in providing input on this issue.

Sincerely,

Shoe

David "Shoe" Shuey
Mayor
City of Clayton

David T. Shuey
Rankin, Sproat, et al
1970 Broadway, Suite 1150
Oakland, CA 94612
(510) 465-3922
(510) 465-3006

This email message is intended to be confidential and may be legally privileged. If you are not the intended recipient of this message, you are hereby notified that any unauthorized review, use, disclosure or distribution of it is prohibited. If you are not the intended recipient, please notify the sender by return email and destroy the material you have received in error.

From: Tracy Johnston [mailto:Tracy.Johnston@standard.com]
Sent: Tuesday, June 07, 2011 10:17 AM
To: David T. Shuey
Subject: Clayton Projects

I am a Clayton resident and wanted to voice my opinion to please vote against a church in downtown Clayton.

I would also like to voice my opinion for Clayton Valley transitioning into a Charter school.

Thank you.

Tracy Johnston
Clark Creek Circle
Clayton, CA 94517

6/8/2011

David Woltering

From: David T. Shuey [shuey@rankinlaw.com]
Sent: Wednesday, June 08, 2011 8:55 AM
To: 'dscribing@aol.com'
Cc: dwoltering@ci.clayton.ca.us
Subject: RE: Clayton Valley School & Church

Donna,

Thanks again for our support of the charter school.

Thank you also for your email regarding the proposed church buildings downtown. As part of the City Council, we are not supposed to prejudge this issue as it is before the planning commission now for comments. As such, I am forwarding your email to our Planning Director, David Woltering, to include in the public comments before the commission. If and when the issue comes to the council, your comments will be part of the public record.

Again, thank you for your time in providing input on this issue.

Sincerely,

Shoe

David "Shoe" Shuey
Mayor
City of Clayton

David T. Shuey
Rankin, Sproat, et al
1970 Broadway, Suite 1150
Oakland, CA 94612
(510) 465-3922
(510) 465-3006

This email message is intended to be confidential and may be legally privileged. If you are not the intended recipient of this message, you are hereby notified that any unauthorized review, use, disclosure or distribution of it is prohibited. If you are not the intended recipient, please notify the sender by return email and destroy the material you have received in error.

From: dscribing@aol.com [mailto:dscribing@aol.com]
Sent: Tuesday, June 07, 2011 11:45 AM
To: David T. Shuey
Subject: Clayton Valley School & Church

As a new resident of Clayton, I would ask that you vote in favor of the Clayton Valley schools becoming charter schools, and vote NO on the downtown church construction plan.

Thank you
Donna Smith

6/8/2011

Received

JUN 07 2011

4 June 1



City of Clayton

Dear Mayor Sherry

We live off Pine Hollow &
often come to Clayton. Feels my
husband or myself like the
proposed "Warehouse" of 46 x ft!
No, No, No. Too big. And
trees gone - it'll change the
whole small town character
of Clayton. Sort of like putting
in a Wal Mart - but it's just
for church members too, not
for all of us, like the Park, etc.
Even 4' x 3' the size would be
very big. And keep all the
trees. There must be another
empty lot not too far away.

Holland America

Sincerely,

Mardi Linnells

Dr. William P. Abbett
90 Mt. Rushmore Pl
Clayton, CA 94517
June 2, 2011

Received
JUN 07 2011
City of Clayton

Members of the Clayton City Council
City Hall
6000 Heritage Trail
Clayton, CA 94517

Dear Council Members:

As a resident of the city of Clayton, I am writing to express my strong opposition to the construction of multi-story buildings envisioned by the Clayton Community Church and visualized through the temporary wooden structures that have been erected downtown as part of an environmental impact report.

From what I understand, the structure is to be a series of buildings with a centerpiece being a 500-seat sanctuary or auditorium. While such a structure might facilitate increased traffic to downtown businesses (presumably on Sundays), the negatives of such a complex far outweigh the potential short-term economic benefit to the downtown area.

The city of Clayton is unique. People are attracted to its historical structures, its small town feel, and its accessibility. Constructing such a large and incongruous structure in the heart of town will most certainly detract from the historic feel of the downtown area, and will reduce the appeal of the community as a place to visit, shop and explore.

As a practical matter, events at the center will significantly increase vehicle traffic, impact available parking, disrupt scenic views both from town and approaching town on Clayton Road, and will shift traffic patterns, particularly during scheduled events.

Please enforce current zoning requirements, and do not allow the planned construction to proceed. Given the current real estate market, it is difficult to believe that there is not ample real estate available for such a large structure outside the city limits where the unique character of the city of Clayton would not be affected, and where increased vehicle traffic and parking could easily be accommodated.

Sincerely,



William P. Abbett

We have been downtown and viewed the proposed church site and artist conception drawings. The story poles we think are very effective. We vote **No!** Here is why.

It frustrates us that special interest groups are able to ram their agendas through changing existing laws, codes, ethics, etc., while the majority roll over and take it with an Oh Well (sigh), that's progress. We hope that Clayton's city leaders are not on their way to doing this with the current proposal from the church. They saw this coming years ago and enacted zoning ordinances to stop it. Just say **NO!** Enforce the laws you have enacted, and stop wasting time, money and natural resources (story pole lumber).

Then there is the parking issue. Now in order to support their project, the special interest group wants to once again change the laws to suit them. There are not enough parking spaces so they need to change the ordinance to support their project. In order to appease the city planners and show "good faith", the church has proposed a few retail shops in their design. When there is a church function going on, or their offices being used, where will possible shoppers park? The proposed worship center will hold 500 people. At an average of 3 people per car, that is 167 parking spots, just for their congregation. Do you really think that if people had to park in other lots such as across Clayton Road, or the other side of town, that they will do so in order to browse around town? Honestly, would you? Parking ordinances are in place to prevent overcrowding, aid in traffic flow, visual design, and safety to both vehicles and people. All of the other businesses downtown had to abide by these rules, why change the rules now? We think that the existing businesses would actually lose business if people can't easily get to them. This is a small town with size restrictions. Unless a multi-level parking garage is built, there is never going to be enough parking for something of this nature downtown.

What about the beautiful, healthy oak tree on the property? It will need to be destroyed. Are there not laws protecting it? Must another one of nature's grandeur be destroyed in the name of development?

Do we really need another church? We have identified 9 churches in a 4 mile radius already.

We were drawn to this area along with a lot of others because of Clayton's small town ambience and lack of the hustle and bustle. Do we really need another Walnut Creek or Concord? We say **NO!** Clayton has existed for nearly four decades as a small community, please leave it as such. Don't let special interest whiners destroy Clayton for their benefit. Say **NO!**

Concerned Residents, George and Tammy Meamber

RECEIVED

JUN 07 2011

**CLAYTON COMMUNITY
DEVELOPMENT DEPT**

David Woltering

From: David T. Shuey [shuey@rankinlaw.com]
Sent: Saturday, June 25, 2011 11:54 PM
To: dwoltering@ci.clayton.ca.us; gnapper@ci.clayton.ca.us
Subject: FW: Clayton Projects
not sure if i already sent this

David T. Shuey
Rankin, Sproat, Mires, Beaty & Reynolds
1970 Broadway, Suite 1150
Oakland, CA 94612
Phone: (510) 465-3922
Fax: (510) 452-3006

From: Tracy Johnston [Tracy.Johnston@standard.com]
Sent: Tuesday, June 07, 2011 10:16 AM
To: David T. Shuey
Subject: Clayton Projects

I am a Clayton resident and wanted to voice my opinion to please vote against a church in downtown Clayton.

I would also like to voice my opinion for Clayton Valley transitioning into a Charter school.

Thank you.

Tracy Johnston
Clark Creek Circle
Clayton, CA 94517

6/29/2011

David Woltering

From: David T. Shuey [shuey@rankinlaw.com]
Sent: Saturday, June 25, 2011 11:52 PM
To: Donnashealor@aol.com
Cc: dwoltering@ci.clayton.ca.us; gnapper@ci.clayton.ca.us
Subject: RE: Church Downtown

Kevin and Donna,

There is a planning commission meeting on Tuesday the 28th to discuss this issue and it will come to the council later this year.

Thank you for your email.

Shoe

David T. Shuey
Rankin, Sproat, Mires, Beaty & Reynolds
1970 Broadway, Suite 1150
Oakland, CA 94612
Phone: (510) 465-3922
Fax: (510) 452-3006

From: Donnashealor@aol.com [Donnashealor@aol.com]
Sent: Tuesday, June 07, 2011 11:02 AM
To: David T. Shuey
Subject: Church Downtown

Hi David,

We would like to express our concern & opinion of the monstrosity that the Church is trying to build downtown. Not only does it appear that many of the structures will be built high & into the beautiful trees (which would have to be cut or removed); it just looks as if this is not the right location for a church. There are already parking problems downtown with the Church there now. Allowing a large Church to be built will ruin the look of "Old Downtown Clayton" & increase the parking problems. I hope the City Council does NOT approve this to be built. The Church really needs to look for a much larger location that would allow for a large parking lot.

Will there be a public council meeting that we can express our concerns for this?

Sincerely,

Kevin & Donna O'Connor
1576 N. Mitchell Canyon Rd.
Clayton, CA 94517

6/29/2011

David Woltering

From: David T. Shuey [shuey@rankinlaw.com]
Sent: Saturday, June 25, 2011 10:43 PM
To: GAYL BELFOR
Cc: dwoltering@ci.clayton.ca.us; gnapper@ci.clayton.ca.us
Subject: RE: reformatting downtown

Gayl,

Thank you for your email. I am copying our City Planner, David Woltering, on this as he is compiling the public input on this topic which is at the planning commission level but will be to the Council late in the year and your comments will be part of what we consider.

Thanks

Shoe

David "Shoe" Shuey
Mayor
City of Clayton

David T. Shuey
Rankin, Sproat, Mires, Beaty & Reynolds
1970 Broadway, Suite 1150
Oakland, CA 94612
Phone: (510) 465-3922
Fax: (510) 452-3006

From: GAYL BELFOR [gayl4b@sbcglobal.net]
Sent: Tuesday, June 07, 2011 4:38 PM
To: David T. Shuey; CouncilmanGeller@aol.com; joe@claytoncouncil.com; Julie_Pierce@comcast.net; hank_stratford@yahoo.com
Subject: reformatting downtown

I want to register my objection to the proposed revamping of downtown Clayton on 2 grounds:

1. the proposed 'church oriented' downtown will overwhelm our small town [FYI: most of us picked Clayton for it's small time environment]
2. Pioneer Inn should be a historical landmark

Please reassure me that you won't rubber stamp this & that you care as much about our town as the residents [church is not a resident]

Gayl Belfor

6/29/2011

David Woltering

From: David T. Shuey [shuey@rankinlaw.com]
Sent: Saturday, June 25, 2011 10:36 PM
To: shawn meyersen
Cc: dwoltering@ci.clayton.ca.us; gnapper@ci.clayton.ca.us
Subject: RE: Clayton Valley and Church

Shawn,

I am copying our City Planner, David Woltering, on this email as he is compiling all the public comment.

Thank you for your email.

Shoe

David T. Shuey
Rankin, Sproat, Mires, Beaty & Reynolds
1970 Broadway, Suite 1150
Oakland, CA 94612
Phone: (510) 465-3922
Fax: (510) 452-3006

From: shawn meyersen [s_f_m@pacbell.net]
Sent: Tuesday, June 07, 2011 10:28 PM
To: David T. Shuey
Subject: Clayton Valley and Church

Hello,

YES on CV and NO on church.

Thanks,
Shawn Meyerson
Clayton Resident
288 Mountaire Circle

6/29/2011

David Woltering

From: Donnashealor@aol.com
Sent: Monday, June 27, 2011 6:35 PM
To: shuey@rankinlaw.com
Cc: dwoltering@ci.clayton.ca.us; gnapper@ci.clayton.ca.us
Subject: Re: Church Downtown

Hi David,

Thank you for your reply. I appreciate it. Will try to attend meeting tomorrow night.

Best,

Donna

Donna Shealor

In a message dated 6/25/2011 11:53:29 P.M. Pacific Daylight Time, shuey@rankinlaw.com writes:

Kevin and Donna,

There is a planning commission meeting on Tuesday the 28th to discuss this issue and it will come to the council later this year.

Thank you for your email.

Shoe

David T. Shuey
Rankin, Sproat, Mires, Beaty & Reynolds
1970 Broadway, Suite 1150
Oakland, CA 94612
Phone: (510) 465-3922
Fax: (510) 452-3006

From: Donnashealor@aol.com [Donnashealor@aol.com]
Sent: Tuesday, June 07, 2011 11:02 AM
To: David T. Shuey
Subject: Church Downtown

Hi David,

We would like to express our concern & opinion of the monstrosity that the Church is trying to build downtown. Not only does it appear that many of the structures will be built high & into the beautiful trees (which would have to be cut or removed); it just looks as if this is not the right location for a church. There are already parking problems downtown with the Church there now.

Allowing a large Church to be built will ruin the look of "Old Downtown Clayton" & increase the parking problems. I hope the City Council does NOT approve this to be built. The Church really needs to look for a much larger location that would allow for a large parking lot.

Will there be a public council meeting that we can express our concerns for this?

Sincerely,

Kevin & Donna O'Connor
1576 N. Mitchell Canyon Rd.
Clayton, CA 94517

Dr. William P. Abbett
90 Mt. Rushmore Pl
Clayton, CA 94517
June 2, 2011

Members of the Clayton Planning Commission
City Hall
6000 Heritage Trail
Clayton, CA 94517

Dear Members of the City of Clayton Planning Commission:

As a resident of the city of Clayton, I am writing to express my strong opposition to the construction of multi-story buildings envisioned by the Clayton Community Church and visualized through the temporary wooden structures that have been erected downtown as part of an environmental impact report.

From what I understand, the structure is to be a series of buildings with a centerpiece being a 500-seat sanctuary or auditorium. While such a structure might facilitate increased traffic to downtown businesses (presumably on Sundays), the negatives of such a complex far outweigh the potential short-term economic benefit to the downtown area.

The city of Clayton is unique. People are attracted to its historical structures, its small town feel, and its accessibility. Constructing such a large and incongruous structure in the heart of town will most certainly detract from the historic feel of the downtown area, and will reduce the appeal of the community as a place to visit, shop and explore.

As a practical matter, events at the center will significantly increase vehicle traffic, impact available parking, disrupt scenic views both from town and approaching town on Clayton Road, and will shift traffic patterns, particularly during scheduled events.

Please respect current zoning requirements, and advise the City Council not to allow the planned construction to proceed. Given the current real estate market, it is difficult to believe that there is not ample real estate available for such a large structure outside the city limits where the unique character of the city of Clayton would not be affected, and where increased vehicle traffic and parking could easily be accommodated.

Sincerely,



William P. Abbett

RECEIVED

JUN 06 2011

**CLAYTON COMMUNITY
DEVELOPMENT DEPT**

David Woltering

From: LFQUADRATO@aol.com
Sent: Monday, June 06, 2011 10:22 AM
To: dwoltering@ci.clayton.ca.us
Subject: Church buildings

I would like to register my opinion on the Clayton Community Church proposed buildings. I am AGAINST the idea of the buildings. They would ruin the feel of downtown.

Thank you,
Lisa Quadrato
46 La Canada Ct
Clayton

6/6/2011

David Woltering

From: Dennis Wasco [dennis.wasco@sbcglobal.net]

Sent: Monday, June 06, 2011 5:06 PM

To: David Woltering

Subject: Church Project

Dear Mr. Woltering,

I am writing to protest the planned church complex in downtown Clayton. The "story poles" have made my opposition even stronger.

I certainly have nothing against the Church or any of its good work, but downtown Clayton is just not the place for its worship center and accompanying offices.

The following are my reasons for opposition:

1. Our downtown is so small and compact that buildings of the size planned would dwarf everything else in town. There would be little else in the downtown other than the Church.
2. Because it would take up so much room, Clayton would be defined by the Church. Right now, we are defined as "That nice little town with the wonderful park". If this were to be built, we would be known as "The town with that huge church downtown".
3. I can not think of any town (in the Bay Area or anywhere else) where the Church is such a focal point of the downtown and takes up most of the space.
4. The City of Clayton is working hard to make ends meet with the budget. To have a non-profit, tax-exempt organization take up 40% of taxable prime downtown land would not be fiscally prudent.
5. I am sure that the existing businesses in town are not happy with a project that will not generate more business. Businesses promote other businesses. To have a vital, lively downtown with customers looking to buy goods and services is what the business community wants and needs.
6. The planned parking situation will be horrendous. The new plan will provide only 54 spaces and the project requires 222 onsite spaces. The math does not compute and is asking for intolerable congestion. Take a look at the parking lot at Diablo Vista Middle School on a Sunday morning and transpose all of those cars to downtown.
7. If this project were to be built and cover such a large part of the downtown, the Church would in the future want to dictate what happens to the downtown, what future plans are made, and how additional space is zoned and used. For a small minority of Clayton citizens to have that kind of influence concerning the heart of our city is neither desirable nor healthy.

The planned design is a flawed plan and in the wrong place.

Thank you for your consideration.

6/6/2011

Sincerely yours,

Dennis Wasco
579 Mt. Olivet Place
Clayton, CA 94517

6/6/2011

David Woltering

From: Sandra McMahon [smcmahon@franklinamerican.com]

Sent: Monday, June 06, 2011 10:44 AM

To: dwoltering@ci.clayton.ca.us

Cc: 'The McMahons'

Subject: Clayton's big mistake.

Dear Sir,

I am e-mailing you in regards to the new structure that the Community Church wants to construct in the town of Clayton. I am hoping you will forward this on to the building commission so they see what a huge mistake they are making. This is very upsetting as the city government has done this before with devastating consequences. You are kidding right? This is a huge monstrosity. It will take up almost a third of the main downtown district as well as the overflow parking for events & still will not be in compliance with current planning requirements & eliminates ALL the open area that allows Clayton to have wonderful festivals that bring in tons of revenue for the city. Is the city government trying to KILL the business district. What are you they thinking? The city of Clayton IS NOT a city to be known for as a religious city. The biggest building in the business center is a CHURCH? WHAT????? What town currently is known for a church? Do you know any? So why would you make the largest building in a small town a Church? How stupid does the city government have to be to NOT SEE THAT THIS WILL KILL THIS TOWN. Whom ever sold the adjacent property to the Church opened the door for the wheel to start moving. I understand the need to sell property, but don't you think the City government should have a PLAN? You would think that the officials would have to be notified if property is being sold in a retail area to someone who does not plan to use it for retail operations. Correct me if I am wrong, but a Church is not a retail business. How can they make exception for this building when none of the other businesses have ever received these exceptions. Is this discrimination against the other business? Why would anyone want a town to be known as having a church in their downtown business district? I don't have a problem with the church being built, I have a problem WHERE it is requesting to be built. In my opinion, the building would change the entire look of the town of Clayton into a "Church town". That is not why I moved to this area & I am sure others feel the same way. Why would you want to destroy the nice quant little city of Clayton with its old Victorian era buildings to have one that is ½ the size of the downtown area? As well as taking up so much space that there would not be enough places to park? The city's General Plan would have to be CHANGED for this? What are they thinking? REALLY! Did the Clayton government not learn from the 1st time they almost KILLED THE DOWNTOWN BUSINESS DISTRICT? That was when they moved the main road going through downtown to "out" of downtown Clayton. The retail traffic into the town, DIED off. How long did the business district take to recover? How many business & jobs were lost at that time? DO they not LEARN from their MISTAKES? Who approved this, because they need to have their head examined & then they need to be FIRED! Who is getting their pockets lined with money to get this accomplished?

I was taught to believe that GOD is able to hear you everywhere & anywhere. HE does not care if you are rich or poor. What makes me think that this is an homage to him & not to someone else's ego? JESUS was a humble man & did not live or worship in a palace. He was more about giving to others than himself. Why do all religions feel the need to have a overly large & over-priced glorified worship center. It sounds like "Sodom & Gomorra" all over again. That is not what believing should be about. If you have that much money to throw away on a building, why not do something good with that money, like build homes in the areas hit by tornados this spring. Help out "your neighbors" in other states. We have hungry children in our own area, why not help them. More good will come out of that act of kindness than a building that is an eyesore of a structure in a small town that will be 90% "empty" 6 of 7

days. I believe that JESUS or GOD would prefer that to a HUGE MONSTROSITY of a building that will dwarf all other buildings in the little town.

I know that this sounds angry but I love this town & I am very frustrated with the government as to their view of the city. I specifically moved to this area 20 yrs ago because it was so quaint & charming. Everyone that hears or know Clayton, states that it is a wonderful little town & it is. I feel privileged to be able to live here. These people who attend this church do not even live in this area. They will not spend their money here. They will go back to their cities & towns to be closer to their homes. The one thing that will ruin a town quicker than a recession or depression is to remove any chance for retail businesses to bring in more revenue to the town. A church is not what this town needs. I will only be a deterrent to people coming into the town & many will think of going elsewhere. You state in the article that there is another plan to build elsewhere. I suggest you build it elsewhere. The City commission should be looking into helping the Church find alternative areas NOT IN THE DOWNTOWN AREA! I shop in the city of Clayton, so it would be sad & hate to have to go through the hardship again. It was terrible. I am totally against this project & feel it should not be approved.

Thank you for letting me vent my frustration with this proposal to build this disaster of a building,

S.McMahon
Resident of Clayton

This message contains confidential information. If you are not the named addressee you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately if you have received this e-mail by mistake and delete this e-mail from your system. Finally, the recipient should check this email and any attachments for the presence of viruses. The company accepts no liability for any damage caused by any virus transmitted by this email.

David Woltering

From: Susie [susie_dawes@yahoo.com]
Sent: Monday, June 06, 2011 5:13 PM
To: dwoltering@ci.clayton.ca.us
Subject: Church Building

Dear Mr. Woltering,

After reading the article in the Clayton Pioneer I felt that it is my duty as a Clayton citizen for 14 years to let you know my feelings on the downtown church building.

When I look at the height and width of the proposed building it seems too large and out of balance with the rest of downtown. Our town is very quaint and I love that about it. It would take that feel away.

I hope my input helps.

Sincerely,

Sent from my iPad

Susie Dawes

David Woltering

From: cwwolfe@gmail.com

Sent: Monday, June 06, 2011 6:45 PM

To: dwoltering@ci.clayton.ca.us

Subject: church

Please add the 2 of us to the "NO on the downtown church" list.

We intend to comment further @ the open public hearings.

Cw Wolfe
R.P. Calewart

6/7/2011

David Woltering

From: Nancy Mowbray [n_mowbray@hotmail.com]

Sent: Monday, June 06, 2011 6:22 PM

To: dwoltering@ci.clayton.ca.us

Subject: Story Poles

Hi there,

Just a quick note to say I am against the Story Poles being built into the real thing.

Thanks.

Nancy Mowbray

6/7/2011

David Woltering

From: Karen LaMons [klamons2u@hotmail.com]

Sent: Sunday, June 05, 2011 3:00 PM

To: dwoltering@ci.clayton.ca.us

Subject: Story Poles

To: Community Services Director, David Woltering

From: Karen LaMons

Re: I want to go on record as being opposed to the planned Clayton Community Church project, in downtown Clayton. I feel that 3 buildings, one of which is 3 stories high would drastically reduce retail space in our city of Clayton. If this church needs 222 parking spaces and is only building for 54, are they planning on using every available parking space in downtown? What about the restaurants and businesses that are located there? Where will everyone park? Please consider carefully what the impact would be to our lovely downtown area and the citizens of Clayton.

6/6/2011

David Woltering

From: Patty Schroeder [grdenldy@pacbell.net]
Sent: Sunday, June 05, 2011 1:48 PM
To: dwoltering@ci.clayton.ca.us
Subject: church expansion

We are very much against the expansion of the Clayton Community Church. All that open space that is being used for parking for many events would no longer be available. Also if the church moved else where commercial shops would benefit the City Of Clayton's tax base.

Gordon & Patty Schroeder

David Woltering

From: GECheets@aol.com
Sent: Sunday, June 05, 2011 12:51 PM
To: dwoltering@ci.clayton.ca.us
Cc: plaurence@cc-connection.com
Subject: Clayton Community Church Application

Dear David Woltering, My wife and I are vehemently against the Clayton Community Church's application for a use permit downtown for the following reasons:

1. We are fundamentally against enriching individual property owners through variances and zoning or use changes whether they be developers or even a community church organization. They knew the use restrictions when they purchased the property.
2. There is inadequate parking which will add to congestion downtown and illegal parking in business lots curtailing business customer parking.
3. Approaching the town center on Clayton Road, you will no longer be able to see our beautiful downtown but rather the backside or side of a huge building.
4. There will no longer be the space available for the booths and attractions for the Fourth of July parade, Oktoberfest, Art and Wine Festival and other popular functions.
5. Number 4 above and restricted future retail development will curtail sale tax dollars needed by the City.
6. Property tax funds to the City may be curtailed in the future because of use by a property tax exempt organization.

We believe very strongly in organized religion but do not believe a municipality should show favoritism toward any individual or organization over what is supposed to be a plan for the best use of all the community.

Sincerely,
Glenn and Sherri Cheetham
38 El Molino Dr.
Clayton

David Woltering

From: ashies08@aol.com
Sent: Saturday, June 04, 2011 6:50 PM
To: dwoltering@ci.clayton.ca.us
Subject: Clayton Community Church

Dear David,

My husband and I are writing to express our concern over the proposed Clayton Community Church. As recent first time home buyers, we were instantly drawn to the quaint, small town appeal that Clayton holds.

The tranquil feel of downtown is unmatched.

Constructing a massive church will not only bring more traffic to our tiny downtown area, it is slightly uncomfortable to have any religious affiliated building literally take over a huge portion of downtown.

Based upon the scale of which the church is proposed to be built, a new building of this magnitude takes the small town appeal away by engulfing the smaller businesses with a massive building.

Not to mention, how would this effect all of the wonderful community events Clayton has to offer throughout the year?

We are truly hoping that the Clayton Community Church can find its perfect home elsewhere in our city, just not in such a common space that is shared by all people of every faith.

Thank you,

Mike and Ashley

David Woltering

From: Karlynn Gaare [kmgaare@yahoo.com]
Sent: Saturday, June 04, 2011 8:08 PM
To: dwoltering@ci.clayton.ca.us
Subject: Clayton Church Expansion

Dear Mr. Woltering,

My family moved to Clayton in November of 1977 and have lived here since. I have watched the town change and grow through the years. My husband and I recently bought the home I grew up in and are now beginning our own family. We are writing to express our concerns and our opposition to the church expansion downtown. We feel that the proposal, if built, will overtake the charm and feel that is currently the focus of Clayton. We will miss the use of the space during the 4th of July, Art and Wine Festival, Oktoberfest, etc. We love the feel of the park and the businesses that makeup downtown and don't want to see it overtaken with massive structures and extensive parking. We hope you take our opinion into consideration. Thank you for time.

Sincerely,

Karlynn and Damian Scott

David Woltering

From: laurie green [lg2125@yahoo.com]

Sent: Saturday, June 04, 2011 9:51 PM

To: dwoltering@ci.clayton.ca.us

Subject: church in Clayton - against church

Mr. David Woltering,

I am opposed to the location of the church in downtown Clayton. I moved to Clayton for the mountain views and small town charm. My family attends many events in downtown such as Oktoberfest, July 4th parade and Concerts in the grove. The current site of the church blocks the views of the town and the mountain and also takes us space used for many town events. I feel it is too large a building for that site. Also parking will be a problem as people go to church events through out the week and not just on Sunday.

I commute the extra distance to live in Clayton for its beauty and charm. A large structure such as this church would be detrimental to our environmmnet.

Thank you,

Laurie Green
97 Regency Drive

6/6/2011

David Woltering

From: Norma Caro [nmcaro@gmail.com]
Sent: Saturday, June 04, 2011 5:38 PM
To: dwoltering@ci.clayton.ca.us
Cc: Joe Peddecord; Karen Haas
Subject: Mitchell Creek Place Posting of Signs
Attachments: Site Plan.docx

June 3, 20011

Dear,
Mr. David Woltering,
AICP\Community Development Director
6000 Heritage Trail
Clayton, CA 94517
925-672-4917

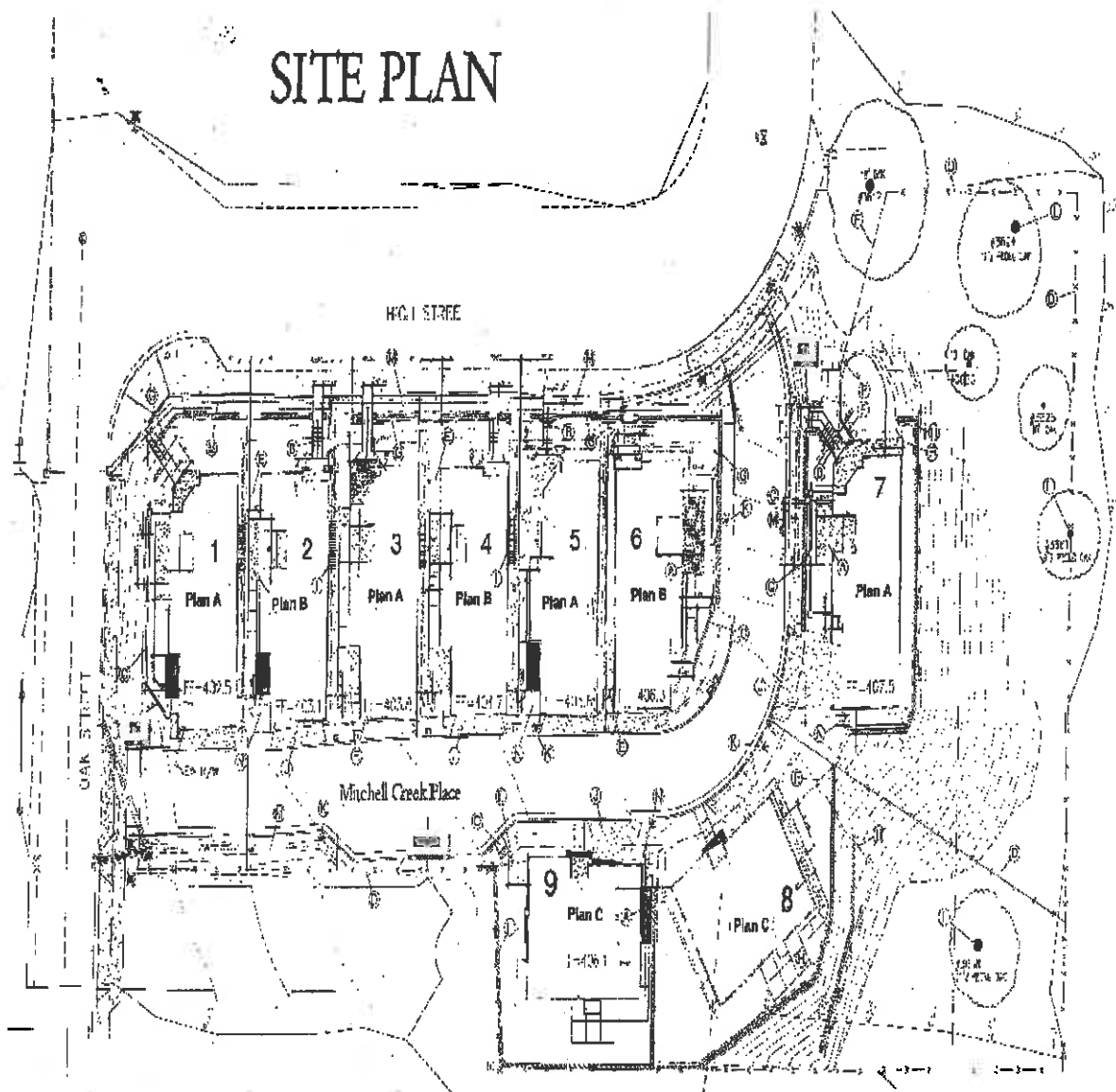
The Mitchell Creek Homeowners Association has discussed posting No Trespassing/No Parking Signs in accordance with CMC 10.36.040 and CMC 9.10.010 and is requesting the assistance of the City of Clayton in the proper posting of these signs such as the wording and size of the signs for legal enforcement by local police authorities. The signs will be posted on private property; one No Trespassing sign on the High Street entrance/exit of the roadway, a second No Trespassing sign on the Oak Road entrance/exit , and a No Parking sign next to the two parking spots on the roadway. I have attached a Site Plan and the red boxes indicate the approximate locations where the signs will be posted. The private roadway, Mitchell Creek Place is currently accessed by non homeowners and non guests causing concerns of liability to the homeowners. There are also concerns and instances where the two parking spaces on the private roadway are/have been used by unknown individuals visiting the area during the concerts in the park and other events hosted by the city. The issue is aggravated due to the fact that the story poles erected by the Clayton Community Church have limited parking for visitors to the area. Although these poles are not permanent the concern is that if the project is approved the church's proposal of only 54 onsite parking spaces with the use of existing public parking and shared parking arrangements with other downtown properties to make up the difference of the required 222 parking spaces will encroach on Mitchell Creek Place homeowners parking availability. Your reply and assistance is greatly appreciated.

Sincerely,

Norma Caro
President
Mitchell Creek Place Homeowners Association
510-847-0153

6/6/2011

SITE PLAN



Community Service Director
David Woltering
6000 Heritage Trail
Clayton, CA 94517

Subject: EIR for Clayton Community Church

Dear Mr. Woltering,

It is essential that all aspects of this EIR be thoroughly reviewed prior to any further consideration being given to allow this project to proceed. Areas of concern that I have are as follows:

1. Because of the size of the proposed off street parking, the egress and regress have not thoroughly been evaluated, to include the proper entrance and exit driveways and the need for a traffic signal at that location to provide adequate safety.
2. That the height and magnitude of the proposed structures diminish the aesthetic beauty and quaintness of the town center.
3. That their ability to refrain their parishioners from utilizing the downtown on street parking or the local business' off street parking facilities has not been addressed.
4. The added congestion created by this project will detract current residents and potential visitors to our community from utilizing and/or visiting our local establishments, thereby reducing potential sales for these businesses and ultimately sales tax revenue for the city.

Thank you in advance for your adequate and thorough review of these concerns regarding this project.

Regards,



John W. Tarabini
231 Mountaire Parkway
Clayton, CA 94517

RECEIVED

JUN 13 2011

**CLAYTON COMMUNITY
DEVELOPMENT DEPT**

5825 Lee Trigo Ln.
Clayton, Ca. 94517
June 2, 2011

Community Service Director,
David Woltering

We have been down to
view the story poles several
times, both from Main Street
and Clayton Rd. We have also
seen the architect's plans.

This project is too big for
the area. These will be massive
structures that will overwhelm ~~a~~^a
large section of Clayton.

The church has a fine plan on
paper which was **RECEIVED** in, out
on Marsh Creek Rd or Morgan
Territory. But, it is not right
for Clayton. **CLAYTON COMMUNITY
DEVELOPMENT DEPT**
June + Grover Peterson

David Woltering

From: David T. Shuey [shuey@rankinlaw.com]
Sent: Friday, June 03, 2011 9:47 AM
To: 'OHDARCY@aol.com'; dwoltering@ci.clayton.ca.us
Subject: RE: from Darcy and Jack Eiseman, Clayton, CA.

Dear Darcy and Jack,

Thank you for your email regarding the church story poles. I am forwarding your comments to our Planning Director, David Woltering, for inclusion in the public comments being solicited on the project by the Planning Commission. As a councilmember, we are prohibited from pre-judging or investigating on our own before it comes before us and so your comments are more appropriate for the Planning Commission at this point. If you have any other comments, concerns, or questions you can email Mr. Woltering directly. Of course, be assured that your comments will be part of the official record and when the matter does come before the City Council your comments will be part of our review packet.

Thank you for taking the time and effort to get involved and voice your opinions.

Shoe

David "Shoe" Shuey
Mayor
City of Clayton

David T. Shuey
Rankin, Sproat, et al
1970 Broadway, Suite 1150
Oakland, CA 94612
(510) 465-3922
(510) 465-3006

This email message is intended to be confidential and may be legally privileged. If you are not the intended recipient of this message, you are hereby notified that any unauthorized review, use, disclosure or distribution of it is prohibited. If you are not the intended recipient, please notify the sender by return email and destroy the material you have received in error.

From: OHDARCY@aol.com [mailto:OHDARCY@aol.com]
Sent: Thursday, June 02, 2011 8:26 PM
To: David T. Shuey
Subject: from Darcy and Jack Eiseman, Clayton, CA.

My husband and I are greatly against the Clayton Community Church buildings that they are proposing. Please let our names go on record as follows:

Darcy and Jack Eiseman
110 Forest Hill Dr.
Clayton, Ca. 94517

925-672-2323

ohdarcy@aol.com
jbeiseman@aol.com

Thank you.

6/3/2011

DAVID WOLTERING
COMMUNITY SERVICES DIRECTOR
CITY OF CLAYTON

- THE CLAYTON COMMUNITY CHURCH AND ITS CONGREGATION WILL BE MUCH TOO BIG FOR CLAYTON.
- IT WILL RUIN OUR BEAUTIFUL DOWNTOWN AREA.
- EVEN DOWNSIZING THE PROJECT WILL NOT WORK.
- THE CONGREGATION WILL NO DOUBT GROW AND THE TRAFFIC WILL BE UNBEARABLE.
- PEOPLE WHO WANT MORE RETAIL SPACE ARE DREAMERS. SMALL CITIES NEVER SUPPORT RETAIL BUSINESS.

Donald Mitolo

Donald Mitolo

8 Malibu Ct

Clayton

673-0483

JUNE 1, 2011

RECEIVED

JUN 02 2011

**CLAYTON COMMUNITY
DEVELOPMENT DEPT**

David Woltering

From: David T. Shuey [shuey@rankinlaw.com]
Sent: Sunday, June 26, 2011 12:47 AM
To: dwoltering@ci.clayton.ca.us; gnapper@ci.clayton.ca.us
Subject: FW: from Darcy and Jack Eiseman, Clayton, CA.

David T. Shuey
Rankin, Sproat, Mires, Beaty & Reynolds
1970 Broadway, Suite 1150
Oakland, CA 94612
Phone: (510) 465-3922
Fax: (510) 452-3006

From: OHDARCY@aol.com [OHDARCY@aol.com]
Sent: Thursday, June 02, 2011 8:25 PM
To: David T. Shuey
Subject: from Darcy and Jack Eiseman, Clayton, CA.

My husband and I are greatly against the Clayton Community Church buildings that they are proposing.
Please let our names go on record as follows:

Darcy and Jack Eiseman
110 Forest Hill Dr.
Clayton, Ca. 94517

925-672-2323

ohdarcy@aol.com
jbeiseman@aol.com

Thank you.

6/29/2011

David Woltering

From: David T. Shuey [shuey@rankinlaw.com]
Sent: Sunday, June 26, 2011 12:47 AM
To: dwoltering@ci.clayton.ca.us; gnapper@ci.clayton.ca.us
Subject: FW: from Darcy and Jack Eiseman, Clayton, CA.

David T. Shuey
Rankin, Sproat, Mires, Beaty & Reynolds
1970 Broadway, Suite 1150
Oakland, CA 94612
Phone: (510) 465-3922
Fax: (510) 452-3006

From: OHDARCY@aol.com [OHDARCY@aol.com]
Sent: Thursday, June 02, 2011 8:25 PM
To: David T. Shuey
Subject: from Darcy and Jack Eiseman, Clayton, CA.

My husband and I are greatly against the Clayton Community Church buildings that they are proposing.
Please let our names go on record as follows:

Darcy and Jack Eiseman
110 Forest Hill Dr.
Clayton, Ca. 94517

925-672-2323

ohdarcy@aol.com
jbeiseman@aol.com

Thank you.

6/29/2011

Paul & Carol Henshaw
6 Rachel Ranch Court
Clayton, CA 94517

David Woltering,
AICP, Community Development Director
Clayton City Hall
6000 Heritage Trail
Clayton, CA 94517

May 31, 2011

Dear Planning Commission,

Thank you for letting us comment at the recent City Planning Commission review meeting for the Clayton Community Church EIR.
We strongly encourage that the Planning Commission not recommend the Clayton Community Church Plan for approval.

We are writing this note to submit our comments to the Clayton Planning Commission, concerning the EIR.

LAND USE AND PLANNING POLICY:

- 1) Clayton Community Church Plan (CCCP) defies the current General and Town Center Specific Plans.
 - The site is zoned for multi-use (business/residence) and plan for a new City Hall on the site.
 - Unlike a mixed use facility, once the church is in place, it will be extremely difficult to reconvert site into a place of business/residential property.
 - Central downtown should not be dominated by one facility.
 - One of the buildings has been designated as having commercial office space on street level: when will it be built? what businesses will occupy it?
- 2) Open space is eliminated by the CCCP, current open space will be covered by buildings/parking lot/walkways inside "church grounds", with limited public access.
 - "integrated open space" on a church property (any private property) is not "open" to the public.
- 3) Significant trees are marked to be taken down - Clayton General Plan has marked/registered numerous trees throughout Clayton, especially whenever new building is considered.
 - City Permitting has required open meetings to review requests for variance to cut down trees, even when safety issues were dominant factors.
 - Among others, there is a beautiful eucalyptus with 84" diameter, and majestic oak of at least 38" diameter and large pepper trees marked for elimination.
- 4) The church facility will "overwhelm" the downtown district. As clearly shown by the "story poles", the main structures will dominate Clayton's downtown as seen from Clayton Road, Main Street, Oak Street, and Diablo Street.
- 5) CCCP Project Objectives state that the facility will "fulfill a public need for spiritual and social gatherings".
 - Much as some may feel that a community should provide facilities to "fulfill spiritual needs", this can not be part of the City of Clayton's responsibility, nor Land Use policy.
 - There is no mention in the plan about how/when public "social gatherings" will be allowed

TRANSPORTATION, CIRCULATION, AND PARKING:

- 1) Parking is significantly deficient under all city requirements for the property. Even public buildings, such as the Library, have been required to include adequate parking in their plans.
 - Clayton Community Church can not expect local public and private facilities to give up/share their parking to mitigate the Clayton Community Church's demands
 - Existing parking for businesses and public facilities were planned for their needs week days/evenings and weekends, overlapping church events would not meet zoning nor city & safety requirements
- 2) Circulation will be significantly impacted on Sundays and whenever a major event is scheduled for the

RECEIVED

JUN 02 2011

**CLAYTON COMMUNITY
DEVELOPMENT DEPT**

church, especially on Oak, Diablo and Main Streets, with possible back-up onto Clayton Road.

CULTURAL RESOURCES:

1) No mention, nor mitigation, is included for impact on atmosphere and site needs, as well as parking & circulation, for civic cultural events such as: Holiday events (Memorial Day, 4th of July, Veterans Day), Art & Wine Festival, Oktoberfest, Wednesday Summer Nights & concerts at the Park.

- Weekend civic events would be severely impacted on Sundays and if weddings/funerals/ etc occurred on event weekends

- Holiday events would be impacted if church events overlapped

VISUAL RESOURCES:

1) The Clayton Community Church facilities would visually **overwhelm** the downtown area.

- Clayton is known as a small, quiet, "ranch town", not "Home of XYZ church" - that is why many citizens moved here.

- The project DOES "block views from public view - points in the vicinity of the site", as clearly shown by the "story poles".

HYDROLOGY & WATER QUALITY:

1) A significant amount of "pervious" area will be eliminated by buildings, walkways & parking lot. This will cut down annual ground water recharge for Taylor and Mount Diablo Creeks, as well as increase storm runoff.

- It is not stated clearly, in the EIR, how mitigation will be handled for "runoff from the project, due to the increase in impervious area," which "could exceed the capacity of the existing stormwater drainage system".

- As we have seen from this year's wet season, increased flow downstream of City Center can cause significant erosion along the George Cardinet Trail. The planned church site will significantly increase run-off during storm events.

- Loss of ground water recharge may impact the already limited flow of Taylor/Mount Diablo Creek system

I'm sending you a copy of this note to you via mail with a copy to the Clayton City Council.

Thank you for your consideration.

Respectfully,



Paul & Carol Henshaw

Paul & Carol Henshaw
6 Rachel Ranch Court
Clayton, CA 94517

Clayton City Council
6000 Heritage Trail
Clayton, CA 94517

Received

JUN 02 2011

City of Clayton

re: Clayton Community Church Project

31 May, 2011

Dear City Council,

We are writing to you concerning the upcoming review of the Clayton Community Church Project.

For your information and consideration, we have attached a copy of the note that we have sent to the Clayton Planning Commission as part of the Public Review process. We encourage the Planning Commission NOT to recommend the Clayton Community Church Project for your approval.

We are disturbed by the prospect of having a major facility in our downtown which does not meet requirements of Clayton General, nor Town Center Specific, Plans. We are participating in the Planning Commissions EIR process, but do not know how to get information on the Fiscal Impact Review process. We want to know how the church can contribute to the fiscal well-being and measured growth of Clayton? What tax base will the church provide? How does that compare to planned business growth for the same area? The Clayton Community Church has opportunity to purchase land in other sections of Clayton that will dominate our city.

Those alternatives need to be considered in any review. Clayton Community Church presumes that their goals and objectives are the same as Clayton's; they are not, and should not be. As much as some may feel that the city of Clayton has a responsibility to provide for "spiritual needs", our government is based upon separation of church and state.

The attachment contains our concerns from the "environmental" aspects of the plan. We think that the downtown center should not be dominated by one facility that is not multi-use nor truly "public". The project goes against zoning and community plans and objectives. The "story poles" clearly show that the planned project "overwhelms" our downtown. The plan destroys the quiet, "ranch" community atmosphere of downtown Clayton – a key reason for which many citizens moved to Clayton. No concern is shown for community activities. Transportation and parking plans are totally insufficient and counter to all requirements enforced on other projects, both public and private. Little regard is given to taking down trees that would be "tagged" for preservation on other properties. Impact on groundwater and stream recharge has not been considered nor mitigated adequately.

We also are also concerned with City Council conflict of interest on the upcoming approval process. It is essential that anyone that is a member of or involved with Clayton Community Church recuse themselves from any consideration of the project and any vote regarding the approval or disapproval of the Clayton Community Church Project.

Thank you for your consideration,

Paul Henshaw, Carol Henshaw
Paul & Carol Henshaw

Attachment: Ltr to Planning Commission

ATTACHMENTS

Paul & Carol Henshaw
6 Rachel Ranch Court
Clayton, CA 94517

Received

JUN 02 2011

City of Clayton

David Woltering,
AICP, Community Development Director
Clayton City Hall
6000 Heritage Trail
Clayton, CA 94517

May 31, 2011

Dear Planning Commission,

Thank you for letting us comment at the recent City Planning Commission review meeting for the Clayton Community Church EIR.

We strongly encourage that the Planning Commission not recommend the Clayton Community Church Plan for approval.

We are writing this note to submit our comments to the Clayton Planning Commission, concerning the EIR.

LAND USE AND PLANNING POLICY:

- 1) Clayton Community Church Plan (CCCP) defies the current General and Town Center Specific Plans.
 - The site is zoned for multi-use (business/residence) and plan for a new City Hall on the site.
 - Unlike a mixed use facility, once the church is in place, it will be extremely difficult to reconvert site into a place of business/residential property.
 - Central downtown should not be dominated by one facility.
 - One of the buildings has been designated as having commercial office space on street level: when will it be built? what businesses will occupy it?
- 2) Open space is eliminated by the CCCP, current open space will be covered by buildings/parking lot/walkways inside "church grounds", with limited public access.
 - "integrated open space" on a church property (any private property) is not "open" to the public.
- 3) Significant trees are marked to be taken down - Clayton General Plan has marked/registered numerous trees throughout Clayton, especially whenever new building is considered.
 - City Permitting has required open meetings to review requests for variance to cut down trees, even when safety issues were dominant factors.
 - Among others, there is a beautiful eucalyptus with 84" diameter, and majestic oak of at least 38" diameter and large pepper trees marked for elimination.
- 4) The church facility will "overwhelm" the downtown district. As clearly shown by the "story poles", the main structures will dominate Clayton's downtown
as seen from Clayton Road, Main Street, Oak Street, and Diablo Street.
- 5) CCCP Project Objectives state that the facility will "fulfill a public need for spiritual and social gatherings".
 - Much as some may feel that a community should provide facilities to "fulfill spiritual needs", this can not be part of the City of Clayton's responsibility, nor Land Use policy.
 - There is no mention in the plan about how/when public "social gatherings" will be allowed

TRANSPORTATION, CIRCULATION, AND PARKING:

- 1) Parking is significantly deficient under all city requirements for the property. Even public buildings, such as the Library, have been required to include adequate parking in their plans.
 - Clayton Community Church can not expect local public and private facilities to give up/share their parking to mitigate the Clayton Community Church's demands
 - Existing parking for businesses and public facilities were planned for their needs week days/evenings and weekends, overlapping church events would not meet zoning nor city & safety requirements
- 2) Circulation will be significantly impacted on Sundays and whenever a major event is scheduled for the

church, especially on Oak, Diablo and Main Streets, with possible back-up onto Clayton Road.

CULTURAL RESOURCES:

1) No mention, nor mitigation, is included for impact on atmosphere and site needs, as well as parking & circulation, for civic cultural events such as: Holiday events (Memorial Day, 4th of July, Veterans Day), Art & Wine Festival, Octoberfest, Wednesday Summer Nights & concerts at the Park.

- Weekend civic events would be severely impacted on Sundays and if weddings/funerals/ etc occurred on event weekends

- Holiday events would be impacted if church events overlapped

VISUAL RESOURCES:

1) The Clayton Community Church facilities would visually **overwhelm** the downtown area.

- Clayton is known as a small, quiet, "ranch town", not "Home of XYZ church" - that is why many citizens moved here.

- The project DOES "block views from public view - points in the vicinity of the site", as clearly shown by the "story poles".

HYDROLOGY & WATER QUALITY:

1) A significant amount of "pervious" area will be eliminated by buildings, walkways & parking lot. This will cut down annual ground water recharge for Taylor and Mount Diablo Creeks, as well as increase storm runoff.

- It is not stated clearly, in the EIR, how mitigation will be handled for "runoff from the project, due to the increase in impervious area," which "could exceed the capacity of the existing stormwater drainage system".

- As we have seen from this year's wet season, increased flow downstream of City Center can cause significant erosion along the George Cardinet Trail. The planned church site will significantly increase run-off during storm events.

- Loss of ground water recharge may impact the already limited flow of Taylor/Mount Diablo Creek system

I'm sending you a copy of this note to you via mail with a copy to the Clayton City Council.

Thank you for your consideration.

Respectfully,


Paul & Carol Henshaw

David Woltering

From: David T. Shuey [shuey@rankinlaw.com]
Sent: Sunday, June 26, 2011 12:51 AM
To: dwoltering@ci.clayton.ca.us; gnapper@ci.clayton.ca.us
Subject: FW: down town area

David T. Shuey
 Rankin, Sproat, Mires, Beaty & Reynolds
 1970 Broadway, Suite 1150
 Oakland, CA 94612
 Phone: (510) 465-3922
 Fax: (510) 452-3006

From: Bruce George [bruce_bobbigeorge@sbcglobal.net]
Sent: Wednesday, June 01, 2011 8:41 AM
To: David T. Shuey
Subject: down town area

Good morning Mayor,

Your article in the last edition of the Clayton Pioneer stirred many conversations in our home.

I want to thank you and your staff for the visual presented at the "church" site. This is a great way for the citizens of Clayton to understand the enormous size of this project. As a retired builder, I have always supported development. This is the first time I must object to a project based on many factors. Just the size, overpowers the area. One reason we moved to Clayton was the down town region. We refer to that area as the town time forgot and refer to it as Mayberry. This project does not fit. I wonder how many members of that "Church" are Clayton residents? It seems to me that 41,000 square feet could handle just about all of the population of our community. I wonder also how the surrounding business, such as Skips, feel about losing parking places to this facility. The last question I have is will there be enough tax revenue generated from a "church" to offset the additional needed services such as Police and Fire when the need arises? While the development of the down town area should be a priority to the city, SMART development should be the buzz word.

On a lighter note, my wife Bobbi and I are in favor of turning CVHS into a Charter School. We do not have school age children, but we do have grand children that will be looking at perhaps going there. At the present time, with what goes on at CVHS, we are looking at sending them to private school when they are of age. There is little or no accountability for students, parents, and staff in the public school systems as it currently exists.

Please count us as in favor of this change.

Bruce and Bobbi George
 1175 Shell Ln.
 Clayton, Ca. 94517

One last thing as I see this is wordy. Perhaps in your next article you could mention reserving judgment on the fountain landscaping until it is complete. While I am not in favor of renaming the city Bedrock, I see the plan coming together.

Thank you for you time.

Bruce

David Woltering

From: David T. Shuey [shuey@rankinlaw.com]
Sent: Sunday, June 26, 2011 12:50 AM
To: dwoltering@ci.clayton.ca.us; gnapper@ci.clayton.ca.us
Subject: FW: Clayton Community Church

David T. Shuey
Rankin, Sproat, Mires, Beaty & Reynolds
1970 Broadway, Suite 1150
Oakland, CA 94612
Phone: (510) 465-3922
Fax: (510) 452-3006

From: Joe New [joenew16@yahoo.com]
Sent: Wednesday, June 01, 2011 11:43 AM
To: David T. Shuey
Subject: Fw: Clayton Community Church

----- Forwarded Message -----

From: Joe New <joenew16@yahoo.com>
To: "shucy@rankinlaw.com" <shucy@rankinlaw.com>
Sent: Tuesday, May 31, 2011 1:52 PM
Subject: Clayton Community Church

Dave: After seeing the "story Poles" on the three acres between Main Street and Clayton Road in downtown of Clayton, we strongly protest changing the City's General Plan, the TCSP and zoning ordinances to permit the proposed Project construction by the Clayton Community Church. We donot believe that a Church with related parking problems and other church activities should not be allowed in the downtown area. Joe H. & Edna M New, 5616 Shasta Court, Clayton, CA (52 years resident in Clayton)

David Woltering

From: Laci Jackson [ljackson@ci.clayton.ca.us]
Sent: Wednesday, June 01, 2011 2:05 PM
To: 'David Woltering'
Subject: FW: city feedback form

-----Original Message-----

From: postmaster@ci.clayton.ca.us [mailto:postmaster@ci.clayton.ca.us]
Sent: Wednesday, June 01, 2011 1:48 PM
To: cityinfo@ci.clayton.ca.us
Subject: city feedback form

Below is the result of your feedback form. It was submitted by
(postmaster@ci.clayton.ca.us) on Wednesday, June 1, 2011 at 16:47:43

First Name: amy

Last Name: miller

Street Address: 3021 windmill canyon dr

zipcode: 94517

city: Clayton

Contacts email: stmiller400@yahoo.com

Phone: 9256726726

Subject: Hello! I would like to urge the city council to scale down the size of the proposed new church. I think the size is out of proportion to the rest of town. Once you see those markers erected, you realized how big a building they wish to build. I believe they have every right to build a church, but please do not let them build one SO big! Also, I have not heard how the new building will effect the Clayton festivals: Oktoberfest and Art & Wine. Thanks, Amy Miller

Submit: Send Comments

David Woltering

From: Tod Taylor [ttaylor_23@hotmail.com]
Sent: Wednesday, June 01, 2011 12:55 AM
To: dwoltering@ci.clayton.ca.us
Subject: Public comment regarding downtown project

Dear Mr. Woltering

Please do not change the "Town Center Specific Plan". Our "Town Center" needs to have as much retail and commercial businesses as possible.

Thank you.

p.s. We moved here in 1995. We support our quaint town of Clayton developing into a thriving area where families can shop, eat, and spend time downtown.

Tod & Hana Taylor
230 Stranahan Circle
Clayton Ca 94517

6/1/2011

David Woltering

From: Allen Shahdadi [ashahdadi@sycomp.com]

Sent: Wednesday, June 01, 2011 11:42 PM

To: dwoltering@ci.clayton.ca.us

I am not sure why the city council would approve changing the current code. Are you suggesting that we should no longer go to down town on Sundays? How do the current business owners feel about this? What do we do when we have the art and wine festival or Oktoberfest? Can the Church use the facility for weddings or other events that will create a parking issue.

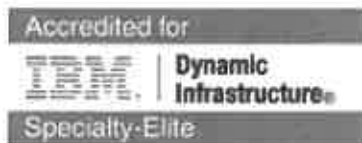
I know this is a sensitive topic because of the nature of not wanting to offend the church, but I am not sure why they are so interested in building a church when they seem to be getting so much push back. You would think they would get the hint. I appreciate they want to be part of the community, but taking over the down town is not the way to do it. It will only bring resentment. Clayton has worked very hard on building the down town atmosphere. I don't see how the church adds value to what has already been done.

I would be very disappointed at the current council members if they support the change to enable the building to start.

Allen Shahdadi *Director of Sales, Sycomp*

CELL (925) 864-6115

ashahdadi@Sycomp.com



Great links about current security threats and preventative solutions:

Check Point Article in Forbes: <http://blogs.forbes.com/andygreenberg/2011/04/12/study-finds-firewalls-from-cisco-fortinet-others-vulnerable-to-old-attack/>

Check Point's Response: <http://www.checkpoint.com/press/2011/NSS-NGFW-standalone-04.05.11.html>

David Woltering

From: Laci Jackson [ljackson@ci.clayton.ca.us]
Sent: Thursday, June 02, 2011 9:20 AM
To: 'David Woltering'
Subject: FW: city feedback form

-----Original Message-----

From: postmaster@ci.clayton.ca.us [mailto:postmaster@ci.clayton.ca.us]
Sent: Wednesday, June 01, 2011 8:14 PM
To: cityinfo@ci.clayton.ca.us
Subject: city feedback form

Below is the result of your feedback form. It was submitted by
(postmaster@ci.clayton.ca.us) on Wednesday, June 1, 2011 at 23:14:06

First Name: Maya

Last Name: Dromlewicz

Street Address: Falcon Place

zipcode: 94517

city: Clayton

Contacts email: MayaDrom@yahoo.com

Phone: 925-324-7072

Subject: To Whom it may concern,

I am Maya Dromlewicz, an eleven year old, sixth grade student at Diablo View Middle School. I am writing to tell you my opinion about the possible church in downtown Clayton. I personally think it is a bad idea. I think so because it would destroy much of the landscape and the trees in that area. The destroying of space and trees would limit shade and habitat for air and land animals. Clayton is a peaceful, quiet town, and does not need an immense church in the center of downtown. The beautiful grass, plants, and other landscape items would be ruined if the church were put there. The untouched habitat for squirrels, birds, and other animals would be limited to just a few places. Dogs, cats, and other animals wouldn't be able to run and smell through there any more. The area where the church will possibly be is one of the few places of open, untouched areas there is in downtown. I and most likely other people would be sad to see that open place go. The landscape now is peaceful, pretty, calming and open. Sincerely, Maya Dromlewicz

Submit: Send Comments

David Woltering

From: David T. Shuey [shuey@rankinlaw.com]
Sent: Wednesday, June 01, 2011 4:52 PM
To: 'Bruce George'; dwoltering@ci.clayton.ca.us
Subject: RE: down town area

Dear Bruce,

Thank you for your email regarding the church story poles. I am forwarding your comments to our Planning Director, David Woltering, for inclusion in the public comments being solicited on the project by the Planning Commission. As a councilmember, we are prohibited from pre-judging or investigating on our own before it comes before us and so your comments are more appropriate for the Planning Commission at this point. If you have any other comments, concerns, or questions you can email Mr. Woltering directly. Of course, be assured that your comments will be part of the official record and when the matter does come before the City Council your comments will be part of our review packet.

I will add your names to the list of supporters for the charter school and thank you for your support.

I will see if I have room for the landscaping issue in my next column, which reminds me I have to find time to write that tonight. :)

Thank you for taking the time and effort to get involved and voice your opinions.

Shoe

David "Shoe" Shuey
 Mayor
 City of Clayton

David T. Shuey
 Rankin, Sproat, et al
 1970 Broadway, Suite 1150
 Oakland, CA 94612
 (510) 465-3922
 (510) 465-3006

This email message is intended to be confidential and may be legally privileged. If you are not the intended recipient of this message, you are hereby notified that any unauthorized review, use, disclosure or distribution of it is prohibited. If you are not the intended recipient, please notify the sender by return email and destroy the material you have received in error.

From: Bruce George [mailto:bruce_bobbigeorge@sbcglobal.net]
Sent: Wednesday, June 01, 2011 8:42 AM
To: David T. Shuey
Subject: down town area

Good morning Mayor,

Your article in the last edition of the Clayton Pioneer stirred many conversations in our home. I want to thank you and your staff for the visual presented at the "church" site. This is a great way for the citizens of Clayton to understand the enormous size of this project. As a retired builder, I have always supported development. This is the first time I must object to a project based on many factors. Just the size, overpowers the area. One reason we moved to Clayton was the down town region. We refer to that area as the town time forgot and refer to it as Mayberry.

6/1/2011

This project does not fit. I wonder how many members of that "Church" are Clayton residents? It seems to me that 41,000 square feet could handle just about all of the population of our community. I wonder also how the surrounding business, such as Skips, feel about loosing parking places to this facility. The last question I have is will there be enough tax revenue generated from a "church" to offset the additional needed services such as Police and Fire when the need arises? While the development of the down town area should be a priority to the city, SMART development should be the buzz word.

On a lighter note, my wife Bobbi and I are in favor of turning CVHS into a Charter School. We do not have school age children, but we do have grand children that will be looking at perhaps going there. At the present time, with what goes on at CVHS, we are looking at sending them to private school when they are of age. There is little or no accountability for students, parents, and staff in the public school systems as it currently exists.

Please count us as in favor of this change.

Bruce and Bobbi George

1175 Shell Ln.

Clayton, Ca. 94517

One last thing as I see this is wordy. Perhaps in your next article you could mention reserving judgment on the fountain landscaping until it is complete. While I am not in favor of renaming the city Bedrock, I see the plan coming together.

Thank you for you time.

Bruce

David Woltering

From: David T. Shuey [shuey@rankinlaw.com]
Sent: Wednesday, June 01, 2011 4:45 PM
To: 'Joe New'; dwoltering@ci.clayton.ca.us
Subject: RE: Clayton Community Church

Dear Joe and Edna,

Thank you for your email regarding the church story poles. I am forwarding your comments to our Planning Director, David Woltering, for inclusion in the public comments being solicited on the project by the Planning Commission. As a councilmember, we are prohibited from pre-judging or investigating on our own before it comes before us and so your comments are more appropriate for the Planning Commission at this point. If you have any other comments, concerns, or questions you can email Mr. Woltering directly. Of course, be assured that your comments will be part of the official record and when the matter does come before the City Council your comments will be part of our review packet.

Thank you for taking the time and effort to get involved and voice your opinions.

Shoe

David "Shoe" Shuey
Mayor
City of Clayton

David T. Shuey
Rankin, Sproat, et al
1970 Broadway, Suite 1150
Oakland, CA 94612
(510) 465-3922
(510) 465-3006

This email message is intended to be confidential and may be legally privileged. If you are not the intended recipient of this message, you are hereby notified that any unauthorized review, use, disclosure or distribution of it is prohibited. If you are not the intended recipient, please notify the sender by return email and destroy the material you have received in error.

From: Joe New [mailto:joenew16@yahoo.com]
Sent: Wednesday, June 01, 2011 11:43 AM
To: David T. Shuey
Subject: Fw: Clayton Community Church

----- Forwarded Message -----

From: Joe New <joenew16@yahoo.com>
To: "shucy@rankinlaw.com" <shucy@rankinlaw.com>
Sent: Tuesday, May 31, 2011 1:52 PM
Subject: Clayton Community Church

Dave: After seeing the "story Poles" on the three acres between Main Street and Clayton Road in downtown of Clayton, we strongly protest changing the City's General Plan, the TCSP and zoning ordinances to permit the proposed Project construction by the Clayton Community Church. We donot believe that a Church with related parking problems and other church activities should not be allowed in the downtown area. Joe H. & Edna M New, 5616 Shasta Court, Clayton, CA (52 years resident in Clayton)

6/1/2011



RECEIVED

MAY 31 2011

**Bruce Feld
P. O. Box 449
Clayton, CA. 94517**

**CLAYTON COMMUNITY
DEVELOPMENT DEPT**

Mr. David Woltering
Community Services Director
6000 Heritage Trail
Clayton, CA 94517

May 27, 2011

Dear Mr. Woltering,

The domination of the preponderance of our small downtown by a 42,0000 square foot worship center makes absolutely no sense whatsoever. Our town does need to be converted into a religious compound. Unlike ordinary businesses, church's are exempt from paying taxes. The Community Church membership represents less than 8% of our diverse community, yet they would control 25% of our downtown property. The view from Clayton Road of our beautiful little town will be utterly destroyed by this proposal, replacing the quaintness of our town with a monolithic edifice, making those who are not part of that church feel like uncomfortable outsiders – that is not what our country rests its principles upon.

While the Community Church has done a number of good things in Clayton, this proposal pushes the envelope outside of what is good for our town. As custodians of what are in the interests in our town as a whole - that include all 11,000 citizens - the General Plan should not be amended to cater to one particular church or another. Thank you for letting me share my views of this proposal.

Yours truly,

David Woltering

From: Gary D Lamons/NYLIC [Gary_Lamons@newyorklife.com]

Sent: Tuesday, May 31, 2011 9:00 AM

To: dwoltering@ci.clayton.ca.us

Subject: Clayton Community Church proposed project

Importance: High

I would to go on record of objecting to the building project proposed in Downtown Clayton. This is for a number of reasons, but I just attended the Memorial Day Celebration the city held yesterday and the downtown area presents itself nicely for events such as this and others done through out the year. This would change the downtown to a church dominated main street which would impact these going forward. Secondly, the project according to the paper is planning only 54 parking spaces when 222 would be the normal requirement. Does that mean that when the church meets on Sundays, for weddings and other events they might have, the parking for other businesses, recreation and visitors will be full and used up to the detriment of all others concerned to accommodate this project. Third, the City of Clayton would become the Community Church city and lose much of the charm of Clayton that so many of us moved here to enjoy. Fourth, they appear to be including more retail type footage, we have not filled the already built retail areas why would we allow more. Fifth, the entrance to the city would then be dominated by this 2-3 story structure, again taking away from what the city has become and I believed worked hard to create. It would be a same to destroy Clayton by allowing one dominate entity to take over our city.

I have nothing against churches per se, but we should not allow one church to dominate our city in appearance, parking, retail to the detriment of existing and future businesses, recreational opportunities and celebrations we enjoy now. Too many exceptions, changes to the City Plan, zoning and TCSP are required for this to be acceptable. These are in place for good reasons and for the benefit of all the citizens of Clayton, not just one entity.

Please, Please keep Clayton Clayton.

Gary LaMons
7010 Molluk Way
Clayton, CA

David Woltering

From: Virginia Burns [VBurns@Wulfslaw.com]

Sent: Tuesday, May 31, 2011 8:59 AM

To: 'dwoltering@ci.clayton.ca.us'

Subject: EIR for Clayton Church

I am reviewing the EIR for the Church structure. I was wondering if there is a specific section in the EIR that you could direct me to regarding the impact on City events, such as Octoberfest and the Art and Wine Festivals? Right now, that area is used for children's play. As a new mother of 2 and both under the age of 2 years old, I'm wondering how this impacts our family events. Please advise.

Is it possible that downtown events would be cancelled because of this church? Art and Wine festival, for example, is on a Sunday and so is church service.

Thank you in advance,
Virginia Burns
Jonathan Heck
5478 Tara Drive
Clayton
Wulfsberg Reese Colvig & Firstman
Professional Corporation
300 Lakeside Drive, 24th Floor
Oakland, California 94612
(510) 835-9100 telephone
(510) 451-2170 facsimile

This communication is intended solely for the benefit of the intended addressee(s). It may contain privileged and/or confidential information. If this message is received in error by anyone other than the intended recipient(s), please delete this communication from all records and advise the sender via electronic mail of the deletion.

David Woltering

From: Doug Pallotta [dpallotta@oumcpa.com]
Sent: Tuesday, May 31, 2011 5:25 PM
To: dwoltering@ci.clayton.ca.us
Subject: Story poles

Hello,

My name is Doug Pallotta and my wife Kim and I live here in Clayton and own another property here in Clayton. We are very strongly opposed to the church's proposed building. Based upon the size of it, so much of the great views of Clayton will be blocked by this building. Also, I don't understand why we would even consider allowing such a prominent area of downtown to be occupied by a big church. We just wanted to make sure our voice was heard on this issue. Thank you very much.

Doug & Kim Pallotta



Doug Pallotta
Partner
465 California Street, Suite 700
San Francisco, CA 94104
direct: (415) 796-6570 office: (415) 434-3744
fax: (415) 796-6575

PRIVILEGED AND/OR CONFIDENTIAL INFORMATION may be contained in this electronic transmission and is intended only for the use of the recipient. Unauthorized use, disclosure or reproduction is strictly prohibited, and may be unlawful. If you have received this electronic transmission in error, please notify the sender immediately by reply e-mail and delete the message. Thank you.

DISCLAIMER: In accordance with Treasury Department Circular 230, any tax advice contained in the body of this e-mail or any attachments thereto was not intended or written to be used, and cannot be used, by the recipient for the purpose of avoiding penalties that may be imposed under the Internal Revenue Code or applicable state or local tax law provisions.

David Woltering

From: Carol & Paul Henshaw [candphenshaw@comcast.net]
Sent: Tuesday, May 31, 2011 3:43 PM
To: dwoltering@ci.clayton.ca.us
Cc: Bonnie and Gary Boswell; Raphael and Janice Belluomini
Subject: Clayton Community Church EIR - Public Review

David Woltering, AICP, Community Development Director,

Thank you for letting us comment at the recent City Planning Commission review meeting for the Clayton Community Church EIR.

We strongly encourage that the Planning Commission not recommend the Clayton Community Church Plan for approval.

We are writing this note to submit our comments to the Clayton Planning Commission, concerning the EIR.

LAND USE AND PLANNING POLICY:

- 1) Clayton Community Church Plan (CCCP) defies the current General and Town Center Specific Plans.
 - The site is zoned for multi-use (business/residence) and plan for a new City Hall on the site.
 - Unlike a mixed use facility, once the church is in place, it will be extremely difficult to reconvert site into a place of business/residential property.
 - Central downtown should not be dominated by one facility.
 - One of the buildings has been designated as having commercial office space on street level: when will it be built? what businesses will occupy it?
- 2) Open space is eliminated by the CCCP, current open space will be covered by buildings/parking lot/walkways inside "church grounds", with limited public access.
 - "integrated open space" on a church property (any private property) is not "open" to the public.
- 3) Significant trees are marked to be taken down - Clayton General Plan has marked/registered numerous trees throughout Clayton, especially whenever new building is considered.
 - City Permitting has required open meetings to review requests for variance to cut down trees, even when safety issues were dominant factors.
 - Among others, there is a beautiful eucalyptus with 84" diameter, and majestic oak of at least 38" diameter and large pepper trees marked for elimination.
- 4) The church facility will "overwhelm" the downtown district. As clearly shown by the "story poles", the main structures will dominate Clayton's downtown as seen from Clayton Road, Main Street, Oak Street, and Diablo Street.
- 5) CCCP Project Objectives state that the facility will "fulfill a public need for spiritual and social gatherings".
 - Much as some may feel that a community should provide facilities to "fulfill spiritual needs", this can not be part of the City of Clayton's responsibility, nor Land Use policy.
 - There is no mention in the plan about how/when public "social gatherings" will be allowed

TRANSPORTATION, CIRCULATION, AND PARKING:

- 1) Parking is significantly deficient under all city requirements for the property. Even public buildings, such as the Library, have been required to include adequate parking in their plans.
 - Clayton Community Church can not expect local public and private facilities to give up/share their parking to mitigate the Clayton Community Church's demands
 - Existing parking for businesses and public facilities were planned for their needs week days/evenings and weekends, overlapping church events would not meet zoning nor city & safety requirements
- 2) Circulation will be significantly impacted on Sundays and whenever a major event is scheduled for the church, especially on Oak, Diablo and Main Streets, with possible back-up onto Clayton Road.

CULTURAL RESOURCES:

- 1) No mention, nor mitigation, is included for impact on atmosphere and site needs, as well as parking & circulation, for civic cultural events such as: Holiday events (Memorial Day, 4th of July, Veterans Day), Art & Wine Festival, Oktoberfest, Wednesday Summer Nights & concerts at the Park.
 - Weekend civic events would be severely impacted on Sundays and if weddings/funerals/ etc occurred on event weekends
 - Holiday events would be impacted if church events overlapped

VISUAL RESOURCES:

- 1) The Clayton Community Church facilities would visually overwhelm the downtown area.
 - Clayton is known as a small, quiet, "ranch town", not "Home of XYZ church" - that is why many citizens moved here.
 - The project DOES "block views from public view - points in the vicinity of the site", as clearly shown by the "story poles".

HYDROLOGY & WATER QUALITY:

- 1) A significant amount of "pervious" area will be eliminated by buildings, walkways & parking lot. This will cut down annual

ground water recharge for Taylor and Mount Diablo Creeks, as well as increase storm runoff.

- It is not stated clearly, in the EIR, how mitigation will be handled for "runoff from the project, due to the increase in impervious area," which "could exceed the capacity of the existing stormwater drainage system".
- As we have seen from this year's wet season, increased flow downstream of City Center can cause significant erosion along the George Cardinet Trail. The planned church site will significantly increase run-off during storm events.
- Loss of ground water recharge may impact the already limited flow of Taylor/Mount Diablo Creek system

I'm sending you a copy of this note to you via mail with a copy to the Clayton City Council.

Thank you for your consideration.

Respectfully,

Carol and Paul Henshaw
6 RACHEL RANCH COURT, CLAYTON

David Woltering

From: Laci Jackson [ljackson@ci.clayton.ca.us]
Sent: Tuesday, May 31, 2011 9:32 AM
To: dwoltering@ci.clayton.ca.us
Subject: FW: city feedback form

-----Original Message-----

From: postmaster@ci.clayton.ca.us [mailto:postmaster@ci.clayton.ca.us]
Sent: Monday, May 30, 2011 2:31 PM
To: cityinfo@ci.clayton.ca.us
Subject: city feedback form

Below is the result of your feedback form. It was submitted by
(postmaster@ci.clayton.ca.us) on Monday, May 30, 2011 at 17:30:56

First Name: Raphael & Janice

Last Name: Belluomini

Street Address: 5903 Herriman Drive

zipcode: 94517

city: Clayton

Contacts email: rbelluomini4@comcast.net

Phone: 925-672-0205

Subject: City of Clayton:

My wife and I are strongly against the building of a large church and additional buildings as described in the EIR report in downtown Clayton. We have lived in Clayton since 1962 and believe this proposed construction will not add, but DETER from the City of Clayton. We have researched this proposal for some time and find no advantage to our beautiful city to go ahead with this outlandish project! The size of this congregation will be very disruptive to businesses in Clayton, especially expecting our local retailers to share their parking lots. That makes no sense!

Janice and Raphael Belluomini

Submit: Send Comments

David Woltering

From: Pete McCoun [pmccoun@yahoo.com]

Sent: Monday, May 30, 2011 11:55 AM

To: dwoltering@ci.clayton.ca.us

Subject: Pending Downtown Church Construction

I have been living in Clayton since 1998. I recently read the article in the Clayton Pioneer concerning the downtown church story poles, pending construction, etc. I am writing to say I am apposed to it all. I have no use for organized religion and can only think of one person who does. I do not like the idea of the church taking over that area. I have talked to other Claytonites who feel the same way. It will be tough to see the old Pioneer Inn torn down, as well. I also have been participating in the time old tradition of the Wednesday night hot rod gathering in the parking lot during the nice weather. Are we going to loose that too?

Just my thoughts.

Peter McCoun

David Woltering

From: Diana Bauer [dianawb@pacbell.net]

Sent: Monday, May 30, 2011 3:02 PM

To: dwoltering@ci.clayton.ca.us

Subject: Clayton Community Church plan

We have no objection to churches; in fact we belong to one ourselves and sometimes wish that it were in a more visible location. Nevertheless, we would oppose our own church should it plan to construct a complex like that proposed by the Clayton Community Church in the downtown area. We can appreciate the Clayton Community Church's desire for a permanent home, but downtown Clayton is not an appropriate setting. The impact of this compound, particularly as seen from Clayton Road, would profoundly affect the small town atmosphere that makes Clayton such an attractive place.

Of greater significance than any concern about esthetics is the dearth of needed parking. Whenever a major event is scheduled there will be a huge impact on parking in City Hall, Library, other city owned lots and business street parking. Even now, it's nearly impossible to keep reserved patron library parking spaces available for their intended use whenever there is an event of any kind going on in the area.

If this project is built it would eliminate any possibility for business uses that might provide significant property and sales tax revenue to benefit the City of Clayton.

If the church grows (and all churches want to grow) this plan will not allow for that. On the other hand, if the church should default at any point during the development it would leave a very difficult situation. Remember the abandoned seminary in the Regency development?

The City of Clayton should not make code and zoning changes to allow this impractical and totally unrealistic project to move forward.

Ray and Diana Bauer
250 Roundhill Place
Clayton, CA 94517
(925) 672-2502

David Woltering

From: Carol and Dan Henry [dancarhenry@hotmail.com]
Sent: Tuesday, May 31, 2011 2:40 PM
To: dwoltering@ci.clayton.ca.us
Subject: FW: Input Regarding Downtown Church Expansion

Mr. Woltering:

We just read the Clayton Pioneer article and learned that our comments should have been directed to you. Thanks for involving the community in the discussion and for requiring the marker poles to give us an idea of the scale of the project. In addition to the comments we made below about the project not being a good fit with downtown Clayton, the lack of planned parking to be included in the project obviously a major concern.

Dan & Carol Henry

From: dancarhenry@hotmail.com
To: msikela@ci.clayton.ca.us
Subject: Input Regarding Downtown Church Expansion
Date: Mon, 30 May 2011 12:29:05 -0700

Dear Milan Sikela:

We have some input to provide regarding the expansion plans for the church in downtown Clayton. If you are not the person to whom this communication should be directed, please forward to the appropriate office.

We appreciate the construction of the poles that give an idea of the size of the proposed project. We think that the overall size and scale of the project are not appropriate to downtown Clayton. The downtown area has a "small town" feel that is appreciated by the residents. The church structure is so large and tall that it would loom over the downtown area and overpower it. An expanded church facility may be a fine addition, but it should be designed so as to fit into the current character of the city.

We aren't residents of the city of Clayton, but we are "Clayton supporters" and we do reside in Clayton's sphere of influence.

Thank you for giving us the chance to provide input.

Sincerely,

Daniel W. Henry
Carol S. Henry
1116 Whispering Pines Road,
Clayton

5/31/2011

David Woltering

From: Milan Sikela [msikela@ci.clayton.ca.us]
Sent: Wednesday, June 08, 2011 9:30 AM
To: dwoltering@ci.clayton.ca.us
Subject: FW: Input Regarding Downtown Church Expansion

David,

FYI.

Milan

From: Carol and Dan Henry [mailto:dancarhenry@hotmail.com]
Sent: Monday, May 30, 2011 12:29 PM
To: msikela@ci.clayton.ca.us
Subject: Input Regarding Downtown Church Expansion

Dear Milan Sikela:

We have some input to provide regarding the expansion plans for the church in downtown Clayton. If you are not the person to whom this communication should be directed, please forward to the appropriate office.

We appreciate the construction of the poles that give an idea of the size of the proposed project. We think that the overall size and scale of the project are not appropriate to downtown Clayton. The downtown area has a "small town" feel that is appreciated by the residents. The church structure is so large and tall that it would loom over the downtown area and overpower it. An expanded church facility may be a fine addition, but it should be designed so as to fit into the current character of the city.

We aren't residents of the city of Clayton, but we are "Clayton supporters" and we do reside in Clayton's sphere of influence.

Thank you for giving us the chance to provide input.

Sincerely,

Daniel W. Henry
Carol S. Henry
1116 Whispering Pines Road,
Clayton

David Woltering

From: Jim [jimgentz@comcast.net]
Sent: Sunday, May 29, 2011 12:03 PM
To: dwoltering@ci.clayton.ca.us
Subject: The church

David,

Although I realize the value in building a strong local community in our town, I am not sure a church is what our community needs, or at least not the one currently being proposed.

We are a small town and to create a 22,000 sf facility of God would overshadow everything else in the community. Our town should balance the residents core values along side any revenue generating opportunities.

I would support a smaller version of this plan providing the following:

1. Traditional architecture: We still have hitching posts in our town, and any new structures should reflect the classic characteristics found in our existing buildings.
2. Building Footprint: I would support a two structure model that contains a main church (150-200 seats) and a community center.
3. Retail Space: I would say no to the retail space in this proposal. If the church wants to build, I would recommend that remaining land be deeded back to the city so the community can decide what the best use for the space is. I am not completely opposed to the idea of retail space development, just uncertain of its true value. I would rather have the option to build then to build and regret.

Thank you for your hard work

Jim Gentz
181 Brandywine Pl
Clayton, CA 94517

David Woltering

From: Laci Jackson [ljackson@ci.clayton.ca.us]
Sent: Tuesday, May 31, 2011 9:29 AM
To: dwoltering@ci.clayton.ca.us
Subject: FW: city feedback form

-----Original Message-----

From: postmaster@ci.clayton.ca.us [mailto:postmaster@ci.clayton.ca.us]
Sent: Saturday, May 28, 2011 3:17 PM
To: cityinfo@ci.clayton.ca.us
Subject: city feedback form

Below is the result of your feedback form. It was submitted by
(postmaster@ci.clayton.ca.us) on Saturday, May 28, 2011 at 18:17:27

First Name: Leslie Allison

Last Name: Snow

Street Address: 360 Blue Oak La

zipcode: 94517

city: Clayton

Contacts email: lallisonsnow@hotmail.com

Phone: 9256733212

Subject: The proposed Church in downtown Clayton will be too large to fit in the lot they purchased. There is no provision for parking whatsoever. This means our festivals and other downtown activities will be severely impacted. Where will the church goers park? Services on Sunday will not be the only use for the church, so it is not just a Sunday issue. Furthermore, what little real estate we have in Clayton, we need revenue. A church is presumably non-profit, tax exempt. This means the city will not benefit from this development. We strongly opposed the use of this land for this purpose.
Thank you.

Submit: Send Comments

David Woltering

From: Pelosi, Nick [pelosin@dlshs.org]

Sent: Friday, May 27, 2011 10:20 AM

To: dwoltering@ci.clayton.ca.us

Subject: poles

I do not think that the new church buildings downtown are in the best interest of the entire community of Clayton. Whatever decision is made needs to be made with the best interest of the entire community.

Thanks.

Nick Pelosi

5/31/2011

David Woltering

From: PJ Lo Duca [pjloluca@yahoo.com]

Sent: Friday, May 27, 2011 8:52 PM

To: dwoltering@ci.clayton.ca.us

Subject: Concerns about Clayton Community Church

As a new Clayton resident we read with concern the article in the May 27th Clayton Pioneer about the proposed Clayton Community Church's application for the new church complex in downtown Clayton. We are particularly concerned about the assessment that the project requires 222 onsite parking spaces to accommodate its proposed usage however the project only plans to have 54 onsite spaces. We were drawn to this wonderful community with its "small town" feel and variety of downtown community activities. We have enjoyed supporting our downtown's restaurants, farmer's markets and festivals but have found the parking to be generally quite challenging. We are concerned that having such a large facility that relies on more three-quarters of its parking to be off-site public parking will create a significant impact on available parking for those who want to enjoy the other amenities of our great downtown area. Thank you so much for registering our concerns and we are hopeful that there is a solution which meets the needs of all of Clayton's residents and supporters.

P.J. Lo Duca, MPD, RN
8020 Kelok Way
Clayton, CA 94517
(925)673-0733

David Woltering

From: leapmom29@comcast.net
Sent: Friday, May 27, 2011 9:08 AM
To: dwoltering@ci.clayton.ca.us
Subject: story poles

First I want to thank the city as well as the Clayton Community Church for providing a visual expanse that more clearly defines the scope of the proposed church facility. While I understand and support the idea of being able to develop your own property as you wish, the impact of such a mega church on Clayton would certainly be profound, if not devastating. As I read the article in the Clayton Pioneer I am aware that I do not have all the facts and have not reviewed the Town Center Specific Plan or the General Plan, however, I felt I wanted to express my specific concerns, as I see them.

1. The church buildings would consume 20 percent of the downtown of Clayton, visually stunning the unassuming, walker-friendly town as we know it.
2. By proposing to provide only 54 onsite parking spaces and relying on public parking spaces for the additional 178 spaces required, non-church members would find extreme difficulty parking in town during all church-sponsored activities.
3. Current week-end events such as Oktoberfest and Clayton Art and Wine would not be feasible. The church would require Sunday access for their members and how would that be possible?

As a Claytonite for over 35 years, I worry that the biggest loss for Clayton is not that of lost revenue, but rather loss of identity. We are proud to be small town, friendly, caring, and relaxed about our lives together. I know I am not the only person who breathes in the "welcome home" air of Clayton almost everytime I come home from work. I am grateful and thankful for the safe harbor and refuge of my community, and I hope the Clayton City officers will be able to maintain and enhance the spirit of Clayton

Thank you for allowing me to express my thoughts.

Judy Wilson
33 London Court
Clayton

David Woltering

From: Laci Jackson [ljackson@ci.clayton.ca.us]
Sent: Tuesday, May 31, 2011 9:25 AM
To: dwoltering@ci.clayton.ca.us
Subject: FW: city feedback form

-----Original Message-----

From: postmaster@ci.clayton.ca.us [mailto:postmaster@ci.clayton.ca.us]
Sent: Friday, May 27, 2011 7:50 AM
To: cityinfo@ci.clayton.ca.us
Subject: city feedback form

Below is the result of your feedback form. It was submitted by
(postmaster@ci.clayton.ca.us) on Friday, May 27, 2011 at 10:49:51

First Name: judie

Last Name: martin

Street Address: 62 nottingham pl

zipcode: 94517

city: Clayton

Contacts email: judieandbill@yahoo.com

Phone: 925 672 1336

Subject: I saw the "spirit poles" the other day and was appalled at how large and dominating the buildings will be. I love taking out of town friends to Clayton to eat, listen to music, or walk around downtown; there will be no pleasure in showing off my city with those huge buildings greeting everyone who comes in. The whole tenor of the city will be changed.

I think allowing the buildings would be a huge mistake.

Submit: Send Comments

From: CERIGO@comcast.net

Sent: Thursday, May 26, 2011 4:41 PM

To: dwoltering@ci.clayton.ca.us

Subject: Clayton Community Church

My wife and I recently returned from a trip, and were curious what all the poles were on the church property. Although the size of the proposed structure is appalling, the real reason we are adamantly opposed to the expansion is, as addressed by others, the loss of all weekend events currently held downtown, plus the elimination of visiting downtown on Sunday and any other day that the church is holding an event.

The financial impact to Clayton will be enormous, and with the current state of the economy, the chance of raising taxes to make up for these losses will be non-existent.

We both urge that the project be voted down.

Thank you,

Frederick D. Gorin

Celia H. Gorin

21 Mt. McKinley Court

David Woltering

From: David Woltering [dwoltering@ci.clayton.ca.us]
Sent: Thursday, May 26, 2011 11:22 AM
To: 'srobinson@claytoncc.com'
Subject: RE: question from Shawn Robinson
Importance: High
Attachments: Comment letters submitted to PC at 5.24.11 Mtg..pdf

Hello Shawn,

I am attaching PDF copies of the comment letters that were submitted to the Planning Commission at its meeting of 5.24.11 for your review and information.

Best regards,

David

David Woltering, AICP
Community Development Director
City of Clayton

From: Shawn Robinson [mailto:srobinson@claytoncc.com]
Sent: Thursday, May 26, 2011 10:14 AM
To: dwoltering@ci.clayton.ca.us
Subject: question from Shawn Robinson

David: Thank you for your leadership with Tuesday's meeting. All in all, I think it went fairly well (no blood...yet!)

One question--could we get copies of the 4 emails that were sent to the Planning Commission?

Thank you!

Shawn

5/26/2011

David Woltering

From: Luke [schwandtluke@aol.com]
Sent: Thursday, May 26, 2011 9:41 PM
To: dwoltering@ci.Clayton.ca.us
Subject: In addition

A non profit organization adds zero value to the bottom line as a long time taxpayer we can't let this go through otherwise u will lose my taxpayer dollars if U decide to move forward. Tax exempt entities that plant their tax exempt businesses in our community will only hurt our local businesses!

Sent from my iPhone=

David Woltering

From: Robert Casey [caseyrdc@gmail.com]
Sent: Thursday, May 26, 2011 11:08 PM
To: dwoltering@ci.clayton.ca.us
Subject: Clayton Community Church proposal
TO: David Woltering

I'm writing in opposition to the proposed major development of the downtown Clayton lot for the Clayton Community Church.

This is simply too large a project for too prominent a spot downtown. I have been a resident since 1990 and have many fond memories of the area, including the Art & Wine Festival, which uses that lot for its music stage.

A big part of Clayton's charm, of course, is its small-town feel. A large development such as this, at a spot where many residents turn off Clayton Road onto Oak Street to get to their homes, is detrimental to that atmosphere, in my view.

I understand the economic impact report is still being prepared, but I assume the church would pay no property taxes. I cannot see the benefit to the city of allowing this large development in this part of downtown. I cite as an example the traffic and activity generated down the street at St. Bonaventure, which had a stop light placed on Clayton Road for the benefit of the many cars entering and exiting at the church.

Keep downtown Clayton as a small-business center. I urge a no vote on the church proposal.

Robert Casey
80 Mt. Rushmore Place
Clayton

David Woltering

From: Ted Meriam [tedmeriam@hotmail.com]

Sent: Thursday, May 26, 2011 10:44 PM

To: David Woltering

Subject: FW: Downtown Church

Hi David,

Please add this to the Public Comment on the Clayton Community Church Project.

My best,

Ted Meriam

(925) 690-8600

www.tedmeriam.com

From: Janet Easton [mailto:janeteaston@sbcglobal.net]

Sent: Thursday, May 26, 2011 1:55 PM

To: Ted Meriam; tamara steiner

Subject: Downtown Church

To Ted and Tamara:

I am providing my opinion on the Main St. church proposal to Ted as a planning commissioner and to Tamara to print in "Letters to the Editor" in the *Pioneer* if it is thought appropriate.

-----TEXT-----

I'm 100% in opposition to a church downtown. Since circa 1857 we've had the Methodist Church downtown (now Endeavor Hall built at the request of Margaret McLay Clayton, wife of Joel Clayton and founder of our town; Margaret was a Methodist) and the Congregational Church (SE corner of Center and Diablo Streets, now a vacant lot) and neither church was able to recruit/retain/maintain enough members (read: money) to make either viable during their existence. Subsequent to the demise of each church the property of neither one has generated income for the City of Clayton.

Aside from obliterating the beautiful view of Mt. Diablo seen from Clayton Rd., I believe this currently proposed construction is contrary to the existing plans approved and on file with the City of Clayton. A low or non-revenue exception to the existing plan is foolish. From reading the newspaper it seems that many city expenses which have been covered by the State in the past are now becoming the responsibility of the cities. Clayton needs all of the revenue generating opportunities we can muster.

Certainly there must be a location amenable to a church to be located other than smack down town on Main Street in Clayton. The two churches that tried to make a "go" of it on the back street (Center Street) couldn't make it and still I don't think either of the Center Street former church properties can call themselves a "profit generator" for the citizenry of Clayton today...after about 150 years. Shall we wait another 150 years to determine that a Main Street Church will not generate profit for the city of Clayton? The key to the future is to examine the past.

Janet Easton

David Woltering

From: David T. Shuey [shuey@rankinlaw.com]
Sent: Sunday, June 26, 2011 1:07 AM
To: dwoltering@ci.clayton.ca.us; gnapper@ci.clayton.ca.us
Subject: FW: church monstrosity

David T. Shuey
Rankin, Sproat, Mires, Beaty & Reynolds
1970 Broadway, Suite 1150
Oakland, CA 94612
Phone: (510) 465-3922
Fax: (510) 452-3006

From: agbwag=comcast.net@ngin.com [agbwag=comcast.net@ngin.com] On Behalf Of
agbwag@comcast.net [agbwag@comcast.net]
Sent: Wednesday, May 25, 2011 7:25 PM
To: David T. Shuey
Cc: agbwag@comcast.net
Subject: church monstrosity

Email from Al Wagner, agbwag@comcast.net

Dave,

I need to talk to you. This church, with their arrogant structures they have constructed, has now become an embarrassment to Clayton. It is bad enough that the city council has deemed it alright to require low income housing be included in several other properties future land use (2007) (Section 8), it is time the people of Clayton start to see a bit more clearly through their rose colored glasses. I.E remember the Greek orthodox church in Concord?

I plan to make things clear and stop this arrogant pastor.....Please call me at your convenience.

Al Wagner
766-6566

This email has been sent from the following web page:
<http://www.cv11.org/page/show/248907=>

David Woltering

From: Laci Jackson [ljackson@ci.clayton.ca.us]
Sent: Tuesday, May 31, 2011 10:01 AM
To: dwoltering@ci.clayton.ca.us
Subject: FW: city feedback form

-----Original Message-----

From: postmaster@ci.clayton.ca.us [mailto:postmaster@ci.clayton.ca.us]
Sent: Wednesday, May 25, 2011 2:30 PM
To: cityinfo@ci.clayton.ca.us
Subject: city feedback form

Below is the result of your feedback form. It was submitted by
(postmaster@ci.clayton.ca.us) on Wednesday, May 25, 2011 at 17:29:54

First Name: Boyd

Last Name: Polkinghorn

Street Address: 1461 Indianhead Circle

zipcode: 94517

city: Clayton

Contacts email: bpolking@att.net

Phone: 925-673-1700

Subject: RE: Clayton Community Church Project

This proposed project does not fit our historic and quaint downtown Main Street.

With 4 buildings and over 34,000 sq. feet of church space, including seating for 500 in Building 1..the proposal is totally out of character for the city and does not meet the Clayton General Plan. The plan also does not provide adequate parking. One look at "the poles" will show how bad this project will look.

Look at local cities like Danville that have kept a uniform downtown historic theme with new buildings via general plan and zoning codes.

Please, please reject this project!

Submit: Send Comments

From: bbradt@comcast.net
Sent: Tuesday, May 24, 2011 8:53 AM
To: dwoltering@ci.clayton.ca.us
Subject: City of Clayton meeting tonight
Dear Mr. Woltering,

I am unable to attend the City Council Meeting tonight and I am very sorry not to be able to attend. However, I hope you will consider these thoughts when the discussion turns to the Community Church and changing the Town Plan.

Every citizen of Clayton should be allowed to vote on this issue in a citywide referendum, it is our town and we deserve that voice.

Clayton is so beautiful and unique, please do not change the long term plans to accommodate the Community Church. If you change the Town Plan to accommodate the Church, it makes our small and gorgeous town of Clayton its "Campus" and forever changes the town as we know it. Being cognizant of the need to improve our tax base, we should not become shortsighted and give up on the long held vision of Clayton because our tax base will improve as we recover as a nation. The great author Wallace Stegner in writing about the West wrote "One cannot be pessimistic about the West, this is the natural home of hope...it has a chance to create a society to match its scenery" ...and we can, too, right here.

Thank you for this consideration.
Bonnie Bradt

From: Gary Napper [gnapper@ci.clayton.ca.us]
Sent: Tuesday, May 24, 2011 3:16 PM
To: 'David Shuey (E-mail)'; 'Hank Stratford'; 'Howard Geller'; 'Joe Medrano'; 'Julie Pierce (E-mail)'; 'Bob Armstrong'; 'Dan Richardson'; 'Sandy Johnson'; 'Ted Meriam'; 'Tuija Catalano'
Cc: dwoltering@ci.clayton.ca.us
Subject: Opposition to changing the Town Center Plan
Unsure if each of you received this email message as well, so it is forwarded to its intended audience.

Gary A. Napper
City Manager
6000 Heritage Trail
Clayton, CA 94517
925.673-7300
gnapper@ci.clayton.ca.us



From: John Trammell [mailto:jptrammell@yahoo.com]
Sent: Tuesday, May 24, 2011 2:30 PM
To: gnapper@ci.clayton.ca.us
Subject: Opposition to changing the Town Center Plan

To: The Planning Commission and the City Council

I would like to add my name to those who oppose the change in the Town Center Plan and the construction of the church structure where the Story Poles now rise.

After all the money and time spent by the city and those who worked to develop the Plan, I think it is ill advised just to toss it aside. After studying the site and the structure's outline, it reminds why we have a term such as "Sore Thumb". It is too big and no matter how far it is moved toward Main Street, it will still be obnoxious from Clayton Road - as well as Main Street - ruining the small-town view to passersby.

I would like you to stick with the plan to have retail and professional spaces only, helping our tax base and making Clayton the town others have so carefully planned.

Thank you for your time.

John Trammell
7 Mt. Eden Place
Clayton, CA 94517
672-3022 hm
207-6889 cell

David Woltering

From: Gary Napper [gnapper@ci.clayton.ca.us]
Sent: Tuesday, May 24, 2011 3:16 PM
To: 'David Shuey (E-mail)'; 'Hank Stratford'; 'Howard Geller'; 'Joe Medrano'; 'Julie Pierce (E-mail)'; 'Bob Armstrong'; 'Dan Richardson'; 'Sandy Johnson'; 'Ted Meriam'; 'Tuija Catalano'
Cc: dwoltering@ci.clayton.ca.us
Subject: Opposition to changing the Town Center Plan

Unsure if each of you received this email message as well, so it is forwarded to its intended audience.

Gary A. Napper
City Manager
6000 Heritage Trail
Clayton, CA 94517
925.673-7300
gnapper@ci.clayton.ca.us



RECEIVED

MAY 24 2011

**CLAYTON COMMUNITY
DEVELOPMENT DEPT**

From: John Trammell [mailto:jptrammell@yahoo.com]
Sent: Tuesday, May 24, 2011 2:30 PM
To: gnapper@ci.clayton.ca.us
Subject: Opposition to changing the Town Center Plan

To: The Planning Commission and the City Council

I would like to add my name to those who oppose the change in the Town Center Plan and the construction of the church structure where the Story Poles now rise.

After all the money and time spent by the city and those who worked to develop the Plan, I think it is ill advised just to toss it aside. After studying the site and the structure's outline, it reminds why we have a term such as "Sore Thumb". It is too big and no matter how far it is moved toward Main Street, it will still be obnoxious from Clayton Road - as well as Main Street - ruining the small-town view to passersby.

I would like you to stick with the plan to have retail and professional spaces only, helping our tax base and making Clayton the town others have so carefully planned.

Thank you for your time.

John Trammell
7 Mt. Eden Place
Clayton, CA 94517
672-3022 hm
207-6889 cell

5/24/2011

GEORGE & KATHLEEN DEBOEVER

505 Raven Place
Clayton, CA 94517
925-324-0981

RECEIVED

May 24, 2011

MAY 24 2011

Clayton City Manager
Clayton City Planning Director

CLAYTON COMMUNITY
DEVELOPMENT DEPT

Re: Proposed Site for Clayton Community Church

To Whom It May Concern:

We write this letter due to our concern for the continued development and growth of the Clayton commercial/retail district. We feel very strongly that the proposed site of the new Clayton Community Church is not appropriate for the reasons below.

First, the size of the site is completely inadequate. One look at the mock up of the proposed structure and it is obvious that the massive structure is being shoehorned into an inadequately sized space. Its size will literally and figuratively overshadow the downtown area of Clayton. The City of Clayton would transform into the City/Church of Clayton for all appearances.

Second, the City has worked to make Clayton into a wonderful destination location where families can enjoy a small town atmosphere with appropriate restaurants and retail businesses. All of the years of effort toward this goal would be lost. A goal circumvented by a group who knowingly purchased a property not zoned for their intended use.

Third, in a time of fiscal austerity, it is prudent to look forward and plan to maximize retail businesses in downtown Clayton in an effort to increase the long term revenue stream to the City. The planned use by the church runs counter to this.

The Clayton City Council and Planning Commission have done a fine job to this point with the downtown redevelopment. But they must not be strong armed and allow an obvious misuse of space which would cause irreparable and everlasting harm to the Clayton downtown area.

We wish the Clayton Community Church well in their efforts to expand, however their choice for the new church site is not in the best interests of our Clayton community.

Sincerely,

George V. DeBoever

Kathleen S. DeBoever

David Woltering

From: Pete Laurence [pete@palaurence.com]

Sent: Tuesday, May 24, 2011 4:17 AM

To: Gary Napper

Cc: dwoltering@ci.clayton.ca.us; Gregg Manning; Jim & Maryann Lawrence; jim bradt; JoAnn Caspar; Mark Cutler; Sierragirl; UNKTED@aol.com

Subject: Opposition to the City Changing it's existing Commercial/retail Zoning within our small Town Center

RECEIVED

MAY 24 2011

To: City Planning Commission and Commissioners
City Council and Councilpersons & Mayor

Re: Agenda Item regarding the Church Application & EIR for the 5/24/11 Public Meeting
5/23/2011

**CLAYTON COMMUNITY
DEVELOPMENT DEPT**

Dear Planning Commissioners,

While I will not be able to attend the above referenced Meeting, I send this letter to go on record as a citizen of Clayton and former Mayor, that nothing in this 255 page document makes it in Clayton's and it's citizens interests, to change the General Plan, the Town Center Specific Plan, the long held goals of former Clayton City Councils and Planning Commissions, the architectural requirements or the Parking requirements from the very clear Goals and requirements for our Town Center to have as much Retail/Commercial construction and businesses as we can attract over time.

The City has expended millions of Clayton taxpayer dollars on undergrounding electric wiring, new sewers and water mains, new sidewalks and streets, drainage, diagonal parking, old fashioned streetlights, the new Town Center Park, and the Clayton Road By-pass to make this area able to attract a decent Town Center. And, we've built our City Hall and Library to be close but not within, this crucial small section of land that is meant to be Clayton's true "Town Center", a Downtown that makes Clayton a unique City, not just a collection of neighborhoods next to Concord.

Whether the applicant be a Walmart big store, a veterans VFW Hall, a Masonic Lodge or a Church, this key piece of commercial property, should NOT be sacrificed for any other usage. Small Retail and Commercial, offices and affordable housing are what's needed to give 7 day a week vitality and shoppers to enhance our commercial goal. So to consider then at the appropriate meeting reject this different usage proposal seems to be what's in Clayton's best interests. It's too bad that they are spending so much money and time to try to have their dream of a Church take away Clayton's dream of someday having a bustling Down Town, but the decision should be made on what's best for all Clayton, not what's desired by an applicant.

As the EIR states on page 80, "the project would conflict with the designation of the Town Center as a primarily commercial area and this conflict would result in a substantial adverse physical impact associated with the area's parking supply and the future viability of the Town Center as a commercial hub". And as the EIR further states; "the project on the whole could hinder future commercial development of the Town Center, which is considered a significant physical environmental impact".

There is NO reason to have this usage which has a breakdown on page #29 of 34,207 square feet going to Church and Admin/offices usage, but only 7,957 sq feet going to retail usage. This amount is only about 20% of the project and is about the size of the Pioneer Inn which we already have on that parcel. That is especially a low amount when this Key "anchor site" at this end of Town is needed for the success of our entire Town Center. If the Planning Commission and City Council STAY WITH OUR HISTORIC AND CURRENT PLANS & ZONING it is calculated in the EIR on page #213 as giving Clayton citizens 40,000 sq ft of retail space downstairs, and upstairs 20,000 sq ft of commercial Office Space, and 20,000 sq ft of affordable housing space. And the EIR also shows that the way it is zoned now also would provide ALL OF ITS OWN PARKING ON SITE. These maximum usages would require approximately 140 parking spaces, totally eliminating the

5/24/2011

need for any "shared parking" arrangements that would kill the viability for our other parcels.

Also, with the requirement of our Western style buildings to all be up front along Main Street, it leaves the parking lot as a green, landscaped buffer behind, clearly attracting drivers from Clayton Road to a beautiful shopping, dining and exploring experience. This would be much more attractive and inviting for Clayton, rather than the oversized Spirit poles that right now are up against Clayton Road and covering much of what should be this parcel's future Parking Lot. Also on the subject of parking, such a large lot will still be needed if CBCA and our Community are to still have our Weekend celebration events of the Art & Wine, 4th of July, Oktoberfest, Farmers Markets, etc. If this change in zoning were approved, on all Sundays and some Saturdays they'd be using their lot and flooding our Town Center parking with cars, probably stopping these type events from being able to occur.

Added to this, the applicant claims it would benefit our town to have their church take this Town Center parcel, but we already have many Churches serving Clayton just fine, who do so without wanting to take our prime commercially zoned parcel, and this Church itself serves the community just fine, without having it's services where it would take up our Town Center.

And in this EIR on page #234 under "Significant Irreversible Changes" the consultants point out that the "expansion of religious assembly uses into areas designated "Town Center Commercial" would conflict with the policy impetus of the General Plan, Zoning Ordinance, and the Town Center Plan, which seeks to insure that the Town Center will be predominantly commercial in nature". And it states that the proposed project "could hinder future development of retail uses by nature of the location of the project on Main Street and the disproportionate use of public parking." And it further makes the excellent point that "the proposed project would commit the City and future generations to a change in land use that would conflict with the policy impetus of the General Plan, Zoning Ordinance, and Town Center Specific Plan."

To wait for a better project when the economy finally returns takes patience, but we only get ONE Chance to develop our Town Center right so we should stick with our well thought out and high standards. As we've now spent many millions of taxpayer dollars to prepare our Town Center and before the recent downturn had many projects about to occur, they will come back again when the economy comes back. So we shouldn't panic for short term or partial gain, and compromise our wonderful Town Center potential for the rest of time. Whoever would vote that way will probably be remembered for their short sightedness.

As to the zoning and Town Center Plan's requirements affecting all Main Street parcels, they were well known and in the written Plan for many years as to have a viable commercial Town Center that ALL Main Street parcels were to have commercial usage with the buildings up front by the street and the parking lots in the rear. This should not have been any surprise to the people of this church, plus we all tried to tell them that long before they ever Closed Escrow. This whole issue isn't being against churches or even this church, it's just that our tiny Town Center has been zoned for, and needs all the commercial/retail that it can get, especially on our largest and key remaining commercial parcel on Main Street.

So without yet reading the EIR closely, it seems that the large Bulk of the story poles overwhelming the Town Center, the changing of zoning on these parcels for hardly any additional retail, the possibly killing of our Town Center potential with shopping close by for our citizens, the complexity of even trying to mitigate the lack of parking, all seems to pretty clearly favor NOT changing our existing zoning and our Town Center and General Plans. This is NOT anything against churches or this church, it's a "land usage" issue, so we hope they'll find a different parcel.

So I'm sorry I can't attend the Meeting, but hope that this letter will become part of the Record, and part of the EIR Responses whether it is just referred to or read into the record by the Chair, whichever is more appropriate.

Thank-You, - Pete Laurence, a Former Mayor. 1120 Oakwood Circle, Clayton, CA 94517. Cell: 890-6004.

Sue Choate-Brye

(925) 672-1127

Fax: 672-8376

RECEIVED

MAY 24 2011

FAX

**CLAYTON COMMUNITY
DEVELOPMENT DEPT**

To: City of Clayton

Gary Napper

David Woltering

From:

Sue

Fax: (925) 672-4917

Pages:

2

Phone:

Date:

5/24/2011

**Re: Proposed Clayton Community
Church Site**

CC:

☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

Comments:

May 24, 2011

City of Clayton
Gary Napper, City Manager
David Woltering, Community Development Director

RE: Proposed Clayton Community Church Site

Dear Mr. Napper and Mr. Woltering:

I am writing you regarding the proposed site for Clayton Community Church. I am very concerned about the size of the proposed building along with parking problems that will come along with this plan. I wonder what other city services will be taxed with all the traffic and people this will bring to town. Clayton Community Church has grown in leaps and bounds over the last 15 years and has continued to grow. Who's to say that in another 10 years they will outgrow this current proposal. I love the church – but I believe that having such a large project will take more away from our quaint town than enhance it.

I was under the impression that the church purchased land outside our city to build a church. It makes more sense to build a facility of this magnitude in vacant land surrounding our town than right in the heart of it.

I have coffee three times a week at Cup O Joe's and sit outside and enjoy the simplicity and quiet of our town. I don't see many people spending their money in our town – they are all at Starbucks. It will be a sad day for Clayton if the old Pioneer Inn is torn down.

Sincerely,



Sue Choate-Brye
19 Atchinson Stage Rd
Clayton, Ca. 94517
(925) 672-1127

From: Gary Napper [gnapper@ci.clayton.ca.us]
Sent: Wednesday, May 25, 2011 9:23 AM
To: dwoltering@ci.clayton.ca.us
Subject: FW: Opposition to the City Changing it's existing Commercial/retail Zoning within our small Town Center
For your comment file on the DEIR

Gary A. Napper
City Manager
6000 Heritage Trail
Clayton, CA 94517
925.673-7300
gnapper@ci.clayton.ca.us



From: Anthony Siino [mailto:anthonyysiino@sbcglobal.net]
Sent: Tuesday, May 24, 2011 9:20 PM
To: gnapper@ci.clayton.ca.us
Subject: Fw: Opposition to the City Changing it's existing Commercial/retail Zoning within our small Town Center

please ditto our opposition to the change of the existing commercial/retail zoning

----- Forwarded Message -----

From: Pete Laurence <pete@palaurence.com>
To: Gary Napper <gnapper@ci.clayton.ca.us>
Cc: dwoltering@ci.clayton.ca.us; Gregg Manning <gmmann@hotmail.com>; Jim & Maryann Lawrence <proamerican@earthlink.net>; jim bradt <bradtjim@yahoo.com>; JoAnn Caspar <JOJOCASPAR@comcast.net>; Mark Cutler <mlcutler1@yahoo.com>; Sierragirl <sierragirl1@sbcglobal.net>; UNKTED@aol.com
Sent: Tue, May 24, 2011 4:17:01 AM
Subject: Opposition to the City Changing it's existing Commercial/retail Zoning within our small Town Center

To: City Planning Commission and Commissioners
City Council and Councilpersons & Mayor

Re: Agenda Item regarding the Church Application & EIR for the 5/24/11 Public Meeting
5/23/2011

Dear Planning Commissioners,

While I will not be able to attend the above referenced Meeting, I send this letter to go on record as a citizen of Clayton and former Mayor, that nothing in this 255 page document makes it in Clayton's and it's citizens interests, to change the General Plan, the Town Center Specific Plan, the long held goals of former Clayton City Councils and Planning Commissions, the architectural requirements or the Parking requirements from the very clear Goals and requirements for our Town Center to have as much Retail/Commercial construction and businesses as we can attract over time.

The City has expended millions of Clayton taxpayer dollars on undergrounding electric wiring, new sewers and water mains, new sidewalks and streets, drainage, diagonal parking, old fashioned streetlights, the new Town Center Park, and the Clayton Road Bypass to make this area able to attract a decent Town Center. And, we've built our City Hall and Library to be close but not within, this crucial small section of land that is meant to be Clayton's true "Town Center", a Downtown that makes Clayton a unique City, not just a collection of neighborhoods next to Concord.

Whether the applicant be a Walmart big store, a veterans VFW Hall, a Masonic Lodge or a Church, this key piece of commercial property, should NOT be sacrificed for any other usage. Small Retail and Commercial, offices and affordable housing are what's needed to give 7 day a week vitality and shoppers to enhance our commercial goal. So to consider then at the appropriate meeting reject this different usage proposal seems to be what's in Clayton's best interests. It's too bad that they are spending so much money and time to try to have their dream of a Church take away Clayton's dream of someday having a bustling Down Town, but the decision should be made on what's best for all Clayton, not what's desired by an applicant.

As the EIR states on page 80, "the project would conflict with the designation of the Town Center as a primarily commercial area and this conflict would result in a substantial adverse physical impact associated with the area's parking supply and the future viability of the Town Center as a commercial hub". And as the EIR further states; "the project on the whole could hinder future commercial development of the Town Center , which is considered a significant physical environmental impact".

There is NO reason to have this usage which has a breakdown on page #29 of 34,207 square feet going to Church and Admin/offices usage, but only 7,957 sq feet going to retail usage. This amount is only about 20% of the project and is about the size of the Pioneer Inn which we already have on that parcel. That is especially a low amount when this Key "anchor site" at this end of Town is needed for the success of our entire Town Center . If the Planning Commission and City Council STAY WITH OUR HISTORIC AND CURRENT PLANS & ZONING it is calculated in the EIR on page #213 as giving Clayton citizens 40,000 sq ft of retail space downstairs, and upstairs 20,000 sq ft of commercial Office Space, and 20,000 sq ft of affordable housing space. And the EIR also shows that the way it is zoned now also would provide ALL OF ITS OWN PARKING ON SITE. These maximum usages would require approximately 140 parking spaces, totally eliminating the need for any "shared parking" arrangements that would kill the viability for our other parcels.

Also, with the requirement of our Western style buildings to all be up front along Main Street, it leaves the parking lot as a green, landscaped buffer behind, clearly attracting drivers from Clayton Road to a beautiful shopping, dining and exploring experience. This would be much more attractive and inviting for Clayton, rather than the oversized Spirit poles that right now are up against Clayton Road and covering much of what should be this parcel's future Parking Lot. Also on the subject of parking, such a large lot will still be needed if CBCA and our Community are to still have our Weekend celebration events of the Art & Wine, 4th of July, Oktoberfest, Farmers Markets, etc. If this change in zoning were approved, on all Sundays and some Saturdays they'd be using their lot and flooding our Town Center parking with cars, probably stopping these type events from being able to occur.

Added to this, the applicant claims it would benefit our town to have their church take this Town Center parcel, but we already have many Churches serving Clayton just fine, who do so without wanting to take our prime commercially zoned parcel, and this Church itself serves the community just fine, without having it's services where it would take up our Town Center.

And in this EIR on page #234 under "Significant Irreversible Changes" the consultants point out that the "expansion of religious assembly uses into areas designated "Town Center Commercial" would conflict with the policy impetus of the General Plan, Zoning Ordinance, and the Town Center Plan, which seeks to insure that the Town Center will be predominantly commercial in nature". And it states that the proposed project "could hinder future development of retail uses by nature of the location of the project on Main Street and the disproportionate use of public parking." And it further makes the excellent point that "the proposed project would commit the City and future generations to a change in land use that would conflict with the policy impetus of the General Plan, Zoning Ordinance, and Town Center Specific Plan."

To wait for a better project when the economy finally returns takes patience, but we only get ONE Chance to develop our Town Center right so we should stick with our well thought out and high standards. As we've now spent many millions of taxpayer dollars to prepare our Town Center and before the recent downturn had many projects about to occur, they will come back again when the economy comes back. So we shouldn't panic for short term or partial gain, and compromise our wonderful Town Center potential for the rest of time. Whoever would vote that way will probably be remembered for their short sightedness.

As to the zoning and Town Center Plan's requirements affecting all Main Street parcels, they were well known and in the written Plan for many years as to have a viable commercial Town Center that ALL Main Street parcels were to have commercial usage with the buildings up front by the street and the parking lots in the rear. This should not have been any surprise to the people of this church, plus we all tried to tell them that long before they ever Closed Escrow. This whole issue isn't being against churches or even this church, it's just that our tiny Town Center has been zoned for, and needs all the commercial/retail that it can get, especially on our largest and key remaining commercial parcel on Main Street .

So without yet reading the EIR closely, it seems that the large Bulk of the story poles overwhelming the Town Center, the changing of zoning on these parcels for hardly any additional retail, the possibly killing of our Town Center potential with shopping close by for our citizens, the complexity of even trying to mitigate the lack of parking, all seems to pretty clearly favor NOT changing our existing zoning and our Town Center and General Plans. This is NOT anything against churches or this church, it's a "land usage" issue, so we hope they'll find a different parcel.

So I'm sorry I can't attend the Meeting, but hope that this letter will become part of the Record, and part of the EIR Responses whether it is just referred to or read into the record by the Chair, whichever is more appropriate.

Thank-You, - Pete Laurence, a Former Mayor. 1120 Oakwood Circle , Clayton , CA 94517 . Cell: 890-6004.

From: Pete Laurence [pete@palaurence.com]

Sent: Tuesday, May 24, 2011 4:17 AM

To: Gary Napper

Cc: dwoltering@ci.clayton.ca.us; Gregg Manning; Jim & Maryann Lawrence; jim bradt; JoAnn Caspar; Mark Cutler; Sierragirl; UNKTED@aol.com

Subject: Opposition to the City Changing it's existing Commercial/retail Zoning within our small Town Center

To: City Planning Commission and Commissioners
City Council and Councilpersons & Mayor

Re: Agenda Item regarding the Church Application & EIR for the 5/24/11 Public Meeting
5/23/2011

Dear Planning Commissioners,

While I will not be able to attend the above referenced Meeting, I send this letter to go on record as a citizen of Clayton and former Mayor, that nothing in this 255 page document makes it in Clayton's and it's citizens interests, to change the General Plan, the Town Center Specific Plan, the long held goals of former Clayton City Councils and Planning Commissions, the architectural requirements or the Parking requirements from the very clear Goals and requirements for our Town Center to have as much Retail/Commercial construction and businesses as we can attract over time.

The City has expended millions of Clayton taxpayer dollars on undergrounding electric wiring, new sewers and water mains, new sidewalks and streets, drainage, diagonal parking, old fashioned streetlights, the new Town Center Park, and the Clayton Road Bypass to make this area able to attract a decent Town Center. And, we've built our City Hall and Library to be close but not within, this crucial small section of land that is meant to be Clayton's true "Town Center", a Downtown that makes Clayton a unique City, not just a collection of neighborhoods next to Concord.

Whether the applicant be a Walmart big store, a veterans VFW Hall, a Masonic Lodge or a Church, this key piece of commercial property, should NOT be sacrificed for any other usage. Small Retail and Commercial, offices and affordable housing are what's needed to give 7 day a week vitality and shoppers to enhance our commercial goal. So to consider then at the appropriate meeting reject this different usage proposal seems to be what's in Clayton's best interests. It's too bad that they are spending so much money and time to try to have their dream of a Church take away Clayton's dream of someday having a bustling Down Town, but the decision should be made on what's best for all Clayton, not what's desired by an applicant.

As the EIR states on page 80, "the project would conflict with the designation of the Town Center as a primarily commercial area and this conflict would result in a substantial adverse physical impact associated with the area's parking supply and the future viability of the Town Center as a commercial hub". And as the EIR further states; "the project on the whole could hinder future commercial development of the Town Center, which is considered a significant physical environmental impact".

There is NO reason to have this usage which has a breakdown on page #29 of 34,207 square feet going to Church and Admin/offices usage, but only 7,957 sq feet going to retail usage. This amount is only about 20% of the project and is about the size of the Pioneer Inn which we already have on that parcel. That is especially a low amount when this Key "anchor site" at this end of Town is needed for the success of our entire Town Center. If the Planning Commission and City Council STAY WITH OUR HISTORIC AND CURRENT

PLANS & ZONING it is calculated in the EIR on page #213 as giving Clayton citizens 40,000 sq ft of retail space downstairs, and upstairs 20,000 sq ft of commercial Office Space, and 20,000 sq ft of affordable housing space. And the EIR also shows that the way it is zoned now also would provide **ALL OF ITS OWN PARKING ON SITE**. These maximum usages would require approximately 140 parking spaces, totally eliminating the need for any "shared parking" arrangements that would kill the viability for our other parcels.

Also, with the requirement of our Western style buildings to all be up front along Main Street, it leaves the parking lot as a green, landscaped buffer behind, clearly attracting drivers from Clayton Road to a beautiful shopping, dining and exploring experience. This would be much more attractive and inviting for Clayton, rather than the oversized Spirit poles that right now are up against Clayton Road and covering much of what should be this parcel's future Parking Lot. Also on the subject of parking, such a large lot will still be needed if CBCA and our Community are to still have our Weekend celebration events of the Art & Wine, 4th of July, Oktoberfest, Farmers Markets, etc. If this change in zoning were approved, on all Sundays and some Saturdays they'd be using their lot and flooding our Town Center parking with cars, probably stopping these type events from being able to occur.

Added to this, the applicant claims it would benefit our town to have their church take this Town Center parcel, but we already have many Churches serving Clayton just fine, who do so without wanting to take our prime commercially zoned parcel, and this Church itself serves the community just fine, without having it's services where it would take up our Town Center.

And in this EIR on page #234 under "Significant Irreversible Changes" the consultants point out that the "expansion of religious assembly uses into areas designated "Town Center Commercial" would conflict with the policy impetus of the General Plan, Zoning Ordinance, and the Town Center Plan, which seeks to insure that the Town Center will be predominantly commercial in nature". And it states that the proposed project "could hinder future development of retail uses by nature of the location of the project on Main Street and the disproportionate use of public parking." And it further makes the excellent point that "the proposed project would commit the City and future generations to a change in land use that would conflict with the policy impetus of the General Plan, Zoning Ordinance, and Town Center Specific Plan."

To wait for a better project when the economy finally returns takes patience, but we only get ONE Chance to develop our Town Center right so we should stick with our well thought out and high standards. As we've now spent many millions of taxpayer dollars to prepare our Town Center and before the recent downturn had many projects about to occur, they will come back again when the economy comes back. So we shouldn't panic for short term or partial gain, and compromise our wonderful Town Center potential for the rest of time. Whoever would vote that way will probably be remembered for their short sightedness.

As to the zoning and Town Center Plan's requirements affecting all Main Street parcels, they were well known and in the written Plan for many years as to have a viable commercial Town Center that ALL Main Street parcels were to have commercial usage with the buildings up front by the street and the parking lots in the rear. This should not have been any surprise to the people of this church, plus we all tried to tell them that long before they ever Closed Escrow. This whole issue isn't being against churches or even this church, it's just that our tiny Town Center has been zoned for, and needs all the commercial/retail that it can get, especially on our largest and key remaining commercial parcel on Main Street.

So without yet reading the EIR closely, it seems that the large Bulk of the story poles overwhelming the Town Center, the changing of zoning on these parcels for hardly any

additional retail, the possibly killing of our Town Center potential with shopping close by for our citizens, the complexity of even trying to mitigate the lack of parking, all seems to pretty clearly favor NOT changing our existing zoning and our Town Center and General Plans. This is NOT anything against churches or this church, it's a "land usage" issue, so we hope they'll find a different parcel.

So I'm sorry I can't attend the Meeting, but hope that this letter will become part of the Record, and part of the EIR Responses whether it is just referred to or read into the record by the Chair, whichever is more appropriate.

Thank-You, - Pete Laurence, a Former Mayor. 1120 Oakwood Circle, Clayton, CA 94517. Cell: 890-6004.

From: David Woltering [dwoltering@ci.clayton.ca.us]

Sent: Tuesday, May 24, 2011 11:10 AM

To: 'bbradt@comcast.net'

Subject: RE: City of Clayton meeting tonight

Dear Ms. Bradt,

I am sorry to hear that you will not be able to attend tonight's Planning Commission meeting. The purpose of tonight's meeting is to receive a summary presentation on the Draft Environmental Impact Report (DEIR) that has been prepared for the proposed Clayton community Church project and then for the public to comment on the DEIR in terms of its completeness, accuracy, and clarity. The intent is to assure that we prepare a legally adequate EIR for this project. The DEIR evaluates the possible environmental impacts associated with the proposed project. Your comments will be considered as part of that process.

Please be aware that hearings before the Planning Commission and the City Council on the actual project are anticipated to occur later this year and they will be publicly noticed.

Thank you for your comments.

Best regards,

David Woltering, AICP
Community Development Director
City of Clayton

From: bbradt@comcast.net [mailto:bbradt@comcast.net]

Sent: Tuesday, May 24, 2011 8:53 AM

To: dwoltering@ci.clayton.ca.us

Subject: City of Clayton meeting tonight

Dear Mr. Woltering,

I am unable to attend the City Council Meeting tonight and I am very sorry not to be able to attend. However, I hope you will consider these thoughts when the discussion turns to the Community Church and changing the Town Plan.

Every citizen of Clayton should be allowed to vote on this issue in a citywide referendum, it is our town and we deserve that voice.

Clayton is so beautiful and unique, please do not change the long term plans to accommodate the Community Church. If you change the Town Plan to accommodate the Church, it makes our small and gorgeous town of Clayton its "Campus" and forever changes the town as we know it. Being cognizant of the need to improve our tax base, we should not become shortsighted and give up on the long held vision of Clayton because our tax base will improve as we recover as a nation. The great author Wallace Stegner in writing about the West wrote "One cannot be pessimistic about the West, this is the natural home of hope...it has a chance to create a society to match its scenery" ...and we can, too, right here.

Thank you for this consideration.
Bonnie Bradt

Provided to PC
at 5/24/11 Mtg.

GEORGE & KATHLEEN DEBOEVER

505 Raven Place
Clayton, CA 94517
925-324-0981

RECEIVED

May 24, 2011

MAY 24 2011

Clayton City Manager
Clayton City Planning Director

**CLAYTON COMMUNITY
DEVELOPMENT DEPT**

Re: Proposed Site for Clayton Community Church

To Whom It May Concern:

We write this letter due to our concern for the continued development and growth of the Clayton commercial/retail district. We feel very strongly that the proposed site of the new Clayton Community Church is not appropriate for the reasons below.

First, the size of the site is completely inadequate. One look at the mock up of the proposed structure and it is obvious that the massive structure is being shoehorned into an inadequately sized space. Its size will literally and figuratively overshadow the downtown area of Clayton. The City of Clayton would transform into the City/Church of Clayton for all appearances.

Second, the City has worked to make Clayton into a wonderful destination location where families can enjoy a small town atmosphere with appropriate restaurants and retail businesses. All of the years of effort toward this goal would be lost. A goal circumvented by a group who knowingly purchased a property not zoned for their intended use.

Third, in a time of fiscal austerity, it is prudent to look forward and plan to maximize retail businesses in downtown Clayton in an effort to increase the long term revenue stream to the City. The planned use by the church runs counter to this.

The Clayton City Council and Planning Commission have done a fine job to this point with the downtown redevelopment. But they must not be strong armed and allow an obvious misuse of space which would cause irreparable and everlasting harm to the Clayton downtown area.

We wish the Clayton Community Church well in their efforts to expand, however their choice for the new church site is not in the best interests of our Clayton community.

Sincerely,

George V. DeBoever

Kathleen S. DeBoever

*Provided to PL at
5/24/11 mtg.*

David Woltering

From: Gary Napper [gnapper@ci.clayton.ca.us]
Sent: Tuesday, May 24, 2011 3:16 PM
To: 'David Shuey (E-mail)'; 'Hank Stratford'; 'Howard Geller'; 'Joe Medrano'; 'Julie Pierce (E-mail)'; 'Bob Armstrong'; 'Dan Richardson'; 'Sandy Johnson'; 'Ted Meriam'; 'Tuija Catalano'
Cc: dwoltering@ci.clayton.ca.us
Subject: Opposition to changing the Town Center Plan

Unsure if each of you received this email message as well, so it is forwarded to its intended audience.

Gary A. Napper
 City Manager
 6000 Heritage Trail
 Clayton, CA 94517
 925.673-7300
gnapper@ci.clayton.ca.us



RECEIVED

MAY 24 2011

**CLAYTON COMMUNITY
 DEVELOPMENT DEPT**

From: John Trammell [mailto:jptrammell@yahoo.com]
Sent: Tuesday, May 24, 2011 2:30 PM
To: gnapper@ci.clayton.ca.us
Subject: Opposition to changing the Town Center Plan

To: The Planning Commission and the City Council

I would like to add my name to those who oppose the change in the Town Center Plan and the construction of the church structure where the Story Poles now rise.

After all the money and time spent by the city and those who worked to develop the Plan, I think it is ill advised just to toss it aside. After studying the site and the structure's outline, it reminds why we have a term such as "Sore Thumb". It is too big and no matter how far it is moved toward Main Street, it will still be obnoxious from Clayton Road - as well as Main Street - ruining the small-town view to passersby.

I would like you to stick with the plan to have retail and professional spaces only, helping our tax base and making Clayton the town others have so carefully planned.

Thank you for your time.

John Trammell
 7 Mt. Eden Place
 Clayton, CA 94517
 672-3022 hm
 207-6889 cell

*Provided to PC
at 5/24/11 mtg*

David Woltering

From: Pete Laurence [pete@palaurence.com]
Sent: Tuesday, May 24, 2011 4:17 AM
To: Gary Napper
Cc: dwoltering@ci.clayton.ca.us; Gregg Manning; Jim & Maryann Lawrence; jim bradt; JoAnn Caspar; Mark Cutler; Sierragirl; UNKTED@aol.com

Subject: Opposition to the City Changing it's existing Commercial/retail Zoning within our Town Center

RECEIVED

To: City Planning Commission and Commissioners
 City Council and Councilpersons & Mayor

MAY 24 2011

Re: Agenda Item regarding the Church Application & EIR for the 5/24/11 Public Meeting 5/23/2011

**CLAYTON COMMUNITY
DEVELOPMENT DEPT**

Dear Planning Commissioners,

While I will not be able to attend the above referenced Meeting, I send this letter to go on record as a citizen of Clayton and former Mayor, that nothing in this 255 page document makes it in Clayton's and it's citizens interests, to change the General Plan, the Town Center Specific Plan, the long held goals of former Clayton City Councils and Planning Commissions, the architectural requirements or the Parking requirements from the very clear Goals and requirements for our Town Center to have as much Retail/Commercial construction and businesses as we can attract over time.

The City has expended millions of Clayton taxpayer dollars on undergrounding electric wiring, new sewers and water mains, new sidewalks and streets, drainage, diagonal parking, old fashioned streetlights, the new Town Center Park, and the Clayton Road By-pass to make this area able to attract a decent Town Center. And, we've built our City Hall and Library to be close but not within, this crucial small section of land that is meant to be Clayton's true "Town Center", a Downtown that makes Clayton a unique City, not just a collection of neighborhoods next to Concord.

Whether the applicant be a Walmart big store, a veterans VFW Hall, a Masonic Lodge or a Church, this key piece of commercial property, should NOT be sacrificed for any other usage. Small Retail and Commercial, offices and affordable housing are what's needed to give 7 day a week vitality and shoppers to enhance our commercial goal. So to consider then at the appropriate meeting reject this different usage proposal seems to be what's in Clayton's best interests. It's too bad that they are spending so much money and time to try to have their dream of a Church take away Clayton's dream of someday having a bustling Down Town, but the decision should be made on what's best for all Clayton, not what's desired by an applicant.

As the EIR states on page 80, "the project would conflict with the designation of the Town Center as a primarily commercial area and this conflict would result in a substantial adverse physical impact associated with the area's parking supply and the future viability of the Town Center as a commercial hub". And as the EIR further states; "the project on the whole could hinder future commercial development of the Town Center, which is considered a significant physical environmental impact".

There is NO reason to have this usage which has a breakdown on page #29 of 34,207 square feet going to Church and Admin/offices usage, but only 7,957 sq feet going to retail usage. This amount is only about 20% of the project and is about the size of the Pioneer Inn which we already have on that parcel. That is especially a low amount when this Key "anchor site" at this end of Town is needed for the success of our entire Town Center. If the Planning Commission and City Council STAY WITH OUR HISTORIC AND CURRENT PLANS & ZONING it is calculated in the EIR on page #213 as giving Clayton citizens 40,000 sq ft of retail space downstairs, and upstairs 20,000 sq ft of commercial Office Space, and 20,000 sq ft of affordable housing space. And the EIR also shows that the way it is zoned now also would provide ALL OF ITS OWN PARKING ON SITE. These maximum usages would require approximately 140 parking spaces, totally eliminating the

5/24/2011

Provided to PC
at 5/24/11 mtg.

Sue Choate-Brye

(925) 672-1127

Fax: 672-8376

RECEIVED

MAY 24 2011

FAX

**CLAYTON COMMUNITY
DEVELOPMENT DEPT**

To: City of Clayton

Gary Napper

David Woltering

From:

Sue

Fax: (925) 672-4917

Pages:

2

Phone:

Date:

5/24/2011

**Re: Proposed Clayton Community
Church Site**

CC:

☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

Comments:

David Woltering

From: David T. Shuey [shuey@rankinlaw.com]
Sent: Sunday, June 26, 2011 1:11 AM
To: dwoltering@ci.clayton.ca.us; gnapper@ci.clayton.ca.us
Subject: FW: Downtown Church Concerns

David T. Shuey
Rankin, Sproat, Mires, Beaty & Reynolds
1970 Broadway, Suite 1150
Oakland, CA 94612
Phone: (510) 465-3922
Fax: (510) 452-3006

From: Chris Reed [cerclayton@yahoo.com]
Sent: Monday, May 23, 2011 9:55 PM
To: David T. Shuey; CouncilmanGeller@aol.com; joe@claytoncouncil.com; Julie_Pierce@comcast.net; hank_stratford@yahoo.com
Subject: Downtown Church Concerns

Hello Mr. Mayor, Mr Vice-Mayor and Council Members--We want to take an opportunity to let you know our thoughts on the proposed complex in downtown Clayton. Even before the temporary framing was put up to show what the footprint/elevations would look like, we had our misgivings about constructing the complex downtown for various reasons such as parking constraints and what happens if the church "goes out business". Having seen what this could look like reinforces our concerns....we do not want downtown Clayton transformed into a holy city. We can visit the Vatican to see what a faith based city-state looks like...sorry for the sarcasm, but that is what came to mind upon first seeing the proposed elevations.

A complex like this can work in the right location. We think it would be good to look at the new church recently completed on Ygnacio Valley Blvd in Walnut Creek....that worked because of its location with plenty of parking in surrounding lots and no impact to a potential retail area. St. Bonaventure works because it is set back from the road on a large lot and does not impact a potential retail location.

Simply put, please consider voting against any proposal that would allow the church complex to move forward in its current location. Let's save that lot for a development we can all get behind and which will enhance the downtown that brought us to Clayton in 1999 and keeps us here.

Thank you for your time.

Chris Reed and Kaliko Castaneda
925-672-9895

6/29/2011

David Woltering

From: gsleal [gsleal@comcast.net]

Sent: Monday, May 23, 2011 3:46 PM

To: dwoltering@ci.clayton.ca.us

Cc: rhowe@ci.clayton.ca.us

Subject: Proposed Clayton Community Church site

I cannot imagine the city of Clayton government would allow codes to be changed to accommodate the building of this church. It is too large for our small town. Unfortunately, I am unable to attend the planning commission hearing on Tuesday night, but I wanted to voice my concern. Where will the town events be held? Parking will be a major problem. It is a problem for the gym on Sundays when the Clayton Community Church takes up all the parking and those using the gym or viewing their children's sporting events have to scramble to park. Our town should not be taken over by the Clayton Community Church! Please don't let this happen.

Sandra Leal
Clayton resident

6/30/2011

David Woltering

From: Laci Jackson [ljackson@ci.clayton.ca.us]
Sent: Monday, May 23, 2011 3:35 PM
To: dwoltering@ci.clayton.ca.us
Subject: FW: city feedback form

-----Original Message-----

From: postmaster@ci.clayton.ca.us [mailto:postmaster@ci.clayton.ca.us]
Sent: Monday, May 23, 2011 3:19 PM
To: cityinfo@ci.clayton.ca.us
Subject: city feedback form

Below is the result of your feedback form. It was submitted by
(postmaster@ci.clayton.ca.us) on Monday, May 23, 2011 at 18:19:03

First Name: Elaine

Last Name: Friedman

Street Address: 5780 Morgan Territory Road

zipcode: 94517

city: Clayton

Contacts email: corvidconnection@aol.com

Phone: 925-673-9800

Subject: I have viewed the story poles and read the CCTimes article on parking space requirements for the proposed church construction. One of the reasons we moved out of Walnut Creek to the Clayton area 6 years ago was the constant struggle for parking and traffic in our daily errands. Clayton is a beautifully planned small town. If all proposed church buildings are constructed it will dominate the town and available parking. I realize I am not an in town resident but I spend time in the town every day. I am against the massive construction plans and recommend allowing only a much smaller plan with all parking on site. This would benefit all without taking away the easy going flavor of the town that we so love and gearing it all in the direction of one business. This massive a project is definitely a business venture. I should point out that we lived in Regency Woods in the 70's, had to move due to job requirements but moved back the first chance we got. We love Clayton and its very thought out attitude towards growth and preservation of history.

Submit: Send Comments

From: gsleal [gsleal@comcast.net]

Sent: Monday, May 23, 2011 3:46 PM

To: dwoltering@ci.clayton.ca.us

Cc: rhowe@ci.clayton.ca.us

Subject: Proposed Clayton Community Church site

I cannot imagine the city of Clayton government would allow codes to be changed to accommodate the building of this church. It is too large for our small town. Unfortunately, I am unable to attend the planning commission hearing on Tuesday night, but I wanted to voice my concern. Where will the town events be held? Parking will be a major problem. It is a problem for the gym on Sundays when the Clayton Community Church takes up all the parking and those using the gym or viewing their children's sporting events have to scramble to park. Our town should not be taken over by the Clayton Community Church! Please don't let this happen.

Sandra Leal
Clayton resident

From: Hank Stratford [hank_stratford@yahoo.com]
Sent: Tuesday, May 24, 2011 6:16 AM
To: Gary Napper
Cc: David Woltering
Subject: Fw: Downtown Church Concerns
Gary,

I don't know if we are saving these emails, but wanted to pass this along since you were not included on the distribution.

Hank

----- Forwarded Message -----

From: Chris Reed <cerclayton@yahoo.com>
To: shuey@rankinlaw.com; CouncilmanGeller@aol.com; joe@claytoncouncil.com; Julie_Pierce@comcast.net; hank_stratford@yahoo.com
Sent: Mon, May 23, 2011 9:55:32 PM
Subject: Downtown Church Concerns

Hello Mr. Mayor, Mr Vice-Mayor and Council Members--We want to take an opportunity to let you know our thoughts on the proposed complex in downtown Clayton. Even before the temporary framing was put up to show what the footprint/elevations would look like, we had our misgivings about constructing the complex downtown for various reasons such as parking constraints and what happens if the church "goes out business". Having seen what this could look like reinforces our concerns....we do not want downtown Clayton transformed into a holy city. We can visit the Vatican to see what a faith based city-state looks like...sorry for the sarcasm, but that is what came to mind upon first seeing the proposed elevations.

A complex like this can work in the right location. We think it would be good to look at the new church recently completed on Ygnacio Valley Blvd in Walnut Creek....that worked because of its location with plenty of parking in surrounding lots and no impact to a potential retail area. St. Bonaventure works because it is set back from the road on a large lot and does not impact a potential retail location.

Simply put, please consider voting against any proposal that would allow the church complex to move forward in its current location. Let's save that lot for a development we can all get behind and which will enhance the downtown that brought us to Clayton in 1999 and keeps us here.

Thank you for your time.

Chris Reed and Kaliko Castaneda
925-672-9895

David Woltering

From: Marlyne Hadley [mlhadley@pacbell.net]
Sent: Thursday, May 19, 2011 2:22 PM
To: David Woltering
Cc: Gary Napper; Marlyne Hadley; Howard Geller; Joe Medrano; Julie Pierce; David Shuey; Hank Stratford
Subject: Fw: No More Assembly Use Building
 May 19, 2011

David, would you please forward this to all members of the Planning Commission? I will be out of the country when this goes to the commission, so I won't be able to comment at the meeting. I am hopeful that this is published in the Clayton Pioneer, but of course I don't know if it will be or not.

Thank you, Lynn

--- On **Thu, 5/19/11**, Marlyne Hadley <mlhadley@pacbell.net> wrote:

From: Marlyne Hadley <mlhadley@pacbell.net>
 Subject: No More Assembly Use Building
 To: "Tamara Steiner" <tamara@claytonpioneer.com>
 Cc: "Marlyne Hadley" <mlhadley@pacbell.net>
 Date: Thursday, May 19, 2011, 2:14 PM

May 19, 2011

Dear Editor,

The pole display on the Clayton Community Church's property in Clayton's Town Center is a excellent visual to see how overpowering these structures would be in our tiny Town Center. Although proposed structures are beautifully as shown in the artist renditions, they are best suited in another setting.

The parking needed to support an assembly use that is proposed for this Church building would cause a deluge of cars each Sunday; devouring our Town Center just like the Mississippi River is currently devouring towns on it's banks. This would also occur for other uses that could be any day of the week. Parking is a critical factor in this environment!

Would Clayton need to give up our weekend festivals because of this assembly use? Would current and future businesses not have parking available for their use? Would other property owners not want to build because of this limitation? Would potential sellers not find a market because of the parking issue?

I certainly hope that the Clayton Planning Commission and the City Council uphold the current zoning laws for no further assembly use buildings in our Town Center. Clayton has no need for additional assembly use.

Regards, Marlyne L. Hadley
 27 Hamburg Circle,
 Clayton, CA 94517 (925) 672-1416

COMMENTS
RECEIVED FROM
SAVE CLAYTON.
COM PRIOR TO
JUNE 25, 2011
DRAFT EIR
COMMENT PERIOD
DEADLINE

From: themulme@securehost.internetwebbuilders.com
Subject: Website Message:
Date: Thu, June 23, 2011 11:21 am
To: info@saveclayton.com

Received

JUN 24 2011

new message:

name: Nancy Morgan

email: nancy-morgan@comcast.net

phone: 925-672-8706

message: I am deeply saddened that you have created a website to stop a church from being built in Clayton. What a sad day when we spend our time doing this. I feel it will make our downtown a better place to visit. Long ago towns were built around the church and people honored this. But today we do not want this in our site. Where **are** we going as a society I would never join a group trying to stop this. Think about what message you are giving your children and grand children

City of Clayton

From: themulme@securehost.internetwebbuilders.com
Subject: Website Message:
Date: Wed, June 22, 2011 8:02 pm
To: info@saveclayton.com

Received

JUN 24 2011

City of Clayton

new message:

name: mike

email: soonadhf@aol.com

phone: ha

message: I bet you if that was a mosque being built there you would have no problem with it.

Received

JUN 24 2011

City of Clayton

From: themulme@securehost.internetwebbuilders.com
Subject: Website Message:
Date: Mon, June 20, 2011 12:52 pm
To: info@saveclayton.com

new message:

name: Patrick Creaven

email: patrick.creaven@patch.com

phone: 925-381-4832

message: Hi. My name is Patrick Creaven and I\'m the editor of ClaytonPatch.com.

I\'d like to talk to you about the the Save Clayton website, what motivated you to create it. Please call or email me. Thanks, Patrick Creaven.

From: themulme@securehost.internetwebbuilders.com
Subject: Website Message:
Date: Thu, June 23, 2011 6:48 pm
To: info@saveclayton.com

Received

JUN 24 2011

City of Clayton

new message:
name: Jesus
email: mayor@claycord.com
phone: 1 111 1111
message: Only I can truely Save!

Current Folder: **INBOX**[Sign Out](#)[Compose](#) [Addresses](#) [Folders](#) [Options](#) [Search](#) [Help](#)[SquirrelMail](#)[Message List](#) | [Unread](#) | [Delete](#)[Previous](#) | [Next](#)[Forward](#) | [Forward as Attachment](#) | [Reply](#) | [Reply All](#)**Subject:** Website Message:**From:** themulme@securehost.internetwebbuilders.com**Date:** Wed, June 8, 2011 3:02 pm**To:** info@saveclayton.com**Priority:** Normal**Options:** [View Full Header](#) | [View Printable Version](#) | [Download this as a file](#)**Received**

JUN 24 2011

City of Clayton

new message:

name: Elise Agnew

email: eliseandbrett@comcast.net

phone: 925-672-6004

message: I have been a Clayton resident for 8 years and moved to Clayton for it\'s small town charm. I feel the church ruins the downtown small feel and is out of proportion for the proposed area. I also feel the church would clog our downtown with traffic and cause major parking issues.

Current Folder: **INBOX**[Compose](#) [Addresses](#) [Folders](#) [Options](#) [Search](#) [Help](#)[Sign Out](#)[SquirrelMail](#)[Message List](#) | [Unread](#) | [Delete](#)[Previous](#) | [Next](#)[Forward](#) | [Forward as Attachment](#) | [Reply](#) | [Reply All](#)**Subject:** Website Message:**From:** themulme@securehost.internetwebbuilders.com**Date:** Wed, June 8, 2011 4:00 pm**To:** info@saveclayton.com**Priority:** Normal**Options:** [View Full Header](#) | [View Printable Version](#) | [Download this as a file](#)**Received**

JUN 24 2011

City of Clayton

new message:

name: Dave & Marcy Moss

email: mossdr@earthlink.net

phone: (925) 673-7072

message: Let\'s Roll!

Current Folder: **INBOX**[Sign Out](#)[Compose](#) [Addresses](#) [Folders](#) [Options](#) [Search](#) [Help](#)[SquirrelMail](#)[Message List](#) | [Unread](#) | [Delete](#)[Previous](#) | [Next](#)[Forward](#) | [Forward as Attachment](#) | [Reply](#) | [Reply All](#)**Subject:** Website Message:**From:** themulme@securehost.internetwebbuilders.com**Date:** Wed, June 8, 2011 6:13 pm**To:** info@saveclayton.com**Priority:** Normal**Options:** [View Full Header](#) | [View Printable Version](#) | [Download this as a file](#)**Received**

JUN 24 2011

City of Clayton

new message:

name: Deane Hudson

email: djHUDSON@pacbell.net

phone: 925-672-3204

message: Questions:

How much will it cost to build this church?

How much will the city receive for building permits?

How much Tax revenue will it provide yearly after the initial building?

With all the vacant space in downtown, do we need more retail as proposed?

If the church is non-profit are they required to pay taxes?

Is this the right move for our city?

Current Folder: **INBOX**[Sign Out](#)[Compose](#) [Addresses](#) [Folders](#) [Options](#) [Search](#) [Help](#)[SquirrelMail](#)[Message List](#) | [Unread](#) | [Delete](#)[Previous](#) | [Next](#)[Forward](#) | [Forward as Attachment](#) | [Reply](#) | [Reply All](#)**Subject:** Website Message:**From:** themulme@securehost.internetwebbuilders.com**Date:** Thu, June 9, 2011 8:21 am**To:** info@saveclayton.com**Priority:** Normal**Options:** [View Full Header](#) | [View Printable Version](#) | [Download this as a file](#)**Received**

JUN 24 2011

City of Clayton

new message:

name: Dennis, Denise Coyne

email: danddcoin@aol.com

phone: 925-673-8622

message: We must stop this monstrosity!!

Current Folder: **INBOX**[Sign Out](#)[Compose](#) [Addresses](#) [Folders](#) [Options](#) [Search](#) [Help](#)[SquirrelMail](#)[Message List](#) | [Unread](#) | [Delete](#)[Previous](#) | [Next](#)[Forward](#) | [Forward as Attachment](#) | [Reply](#) | [Reply All](#)**Subject:** Website Message:**From:** themulme@securehost.internetwebbuilders.com**Date:** Thu, June 9, 2011 11:21 am**To:** info@saveclayton.com**Priority:** Normal**Options:** [View Full Header](#) | [View Printable Version](#) | [Download this as a file](#)**Received**

JUN 24 2011

City of Clayton

new message:

name: Paul & Carol Henshaw

email: candphenshaw@comcast.net

phone: 925-673-8745

message: Who are \"Us\" (as in Join Us!)?

We have already sent email/letter to Planning Commission with cc to City Council.

Don't forget the conflict of interest issues: Council member is member of church i question.

Current Folder: **INBOX**[Sign Out](#)[Compose](#) [Addresses](#) [Folders](#) [Options](#) [Search](#) [Help](#)[SquirrelMail](#)[Message List](#) | [Unread](#) | [Delete](#)[Previous](#) | [Next](#)[Forward](#) | [Forward as Attachment](#) | [Reply](#) | [Reply All](#)**Subject:** Website Message:**From:** themulme@securehost.internetwebbuilders.com**Date:** Thu, June 9, 2011 2:02 pm**To:** info@saveclayton.com**Priority:** Normal**Options:** [View Full Header](#) | [View Printable Version](#) | [Download this as a file](#)**Received**

JUN 24 2011

City of Clayton

new message:

name: Mike Townsend

email: mike@flitex.com

phone: 9256727989

message: Act now or regret the lack of action every time you drive past or walk down Main Street. This building does not fit in with our downtown.

Current Folder: **INBOX**[Sign Out](#)[Compose](#) [Addresses](#) [Folders](#) [Options](#) [Search](#) [Help](#)[SquirrelMail](#)[Message List](#) | [Unread](#) | [Delete](#)[Previous](#) | [Next](#)[Forward](#) | [Forward as Attachment](#) | [Reply](#) | [Reply All](#)**Subject:** Website Message:**From:** themulme@securehost.internetwebbuilders.com**Date:** Thu, June 9, 2011 4:50 pm**To:** info@saveclayton.com**Priority:** Normal**Options:** [View Full Header](#) | [View Printable Version](#) | [Download this as a file](#)**Received**

JUN 24 2011

City of Clayton

new message:

name: Bonnie & Gary Boswell

email: GaraBon@aol.com

phone: 673-3545

message: Thank you for setting up this website.

Current Folder: **INBOX**[Sign Out](#)[Compose](#) | [Addresses](#) | [Folders](#) | [Options](#) | [Search](#) | [Help](#)[SquirrelMail](#)[Message List](#) | [Unread](#) | [Delete](#)[Previous](#) | [Next](#)[Forward](#) | [Forward as Attachment](#) | [Reply](#) | [Reply All](#)**Subject:** Website Message:**From:** themulme@securehost.internetwebbuilders.com**Date:** Thu, June 9, 2011 5:52 pm**To:** info@saveclayton.com**Priority:** Normal**Options:** [View Full Header](#) | [View Printable Version](#) | [Download this as a file](#)**Received**

JUN 24 2011

City of Clayton

new message:

name: John and D\'Et King

email: gnflosser@sbcglobal.net

phone: 925-673-3633

message: If this goes through Clayton residents will end up paying the church for rights to use the \"land\" for events...parking etc. Downtown clayton is not the location for a project of this size. What is next - Wal Mart? Let\'s me pragmatic people! If this passes the church will want to close the Clayton Club! Keep us posted and thanks for getting this forum started.

Current Folder: **INBOX**[Sign Out](#)[Compose](#) [Addresses](#) [Folders](#) [Options](#) [Search](#) [Help](#)[SquirrelMail](#)[Message List](#) | [Unread](#) | [Delete](#)[Previous](#) | [Next](#)[Forward](#) | [Forward as Attachment](#) | [Reply](#) | [Reply All](#)**Subject:** Website Message:**From:** themulme@securehost.internetwebbuilders.com**Date:** Thu, June 9, 2011 6:03 pm**To:** info@saveclayton.com**Priority:** Normal**Options:** [View Full Header](#) | [View Printable Version](#) | [Download this as a file](#)**Received**

JUN 24 2011

City of Clayton

new message:

name: George and Kathleen DeBoever

email: gdeboever@comcast.net

phone: 925-672-4717

message: 100% support your mission. We wrote a letter but realize we need to support an organized action against this. I am forwarding your website link to my friends who agree with us.

-george

Current Folder: **INBOX**[Sign Out](#)[Compose](#) [Addresses](#) [Folders](#) [Options](#) [Search](#) [Help](#)[SquirrelMail](#)[Message List](#) | [Unread](#) | [Delete](#)[Previous](#) | [Next](#)[Forward](#) | [Forward as Attachment](#) | [Reply](#) | [Reply All](#)**Subject:** Website Message:**From:** themulme@securehost.internetwebbuilders.com**Date:** Thu, June 9, 2011 6:23 pm**To:** info@saveclayton.com**Priority:** Normal**Options:** [View Full Header](#) | [View Printable Version](#) | [Download this as a file](#)**Received**

JUN 24 2011

City of Clayton

new message:

name: Steve & Cynthia De Vecchio

email: cwdevecchio@comcast.net

phone: 9256722442

message: We totally support your project. We would like to help.

Current Folder: **INBOX**[Compose](#) [Addresses](#) [Folders](#) [Options](#) [Search](#) [Help](#)[Sign Out](#)[SquirrelMail](#)[Message List](#) | [Unread](#) | [Delete](#)[Previous](#) | [Next](#)[Forward](#) | [Forward as Attachment](#) | [Reply](#) | [Reply All](#)**Subject:** Website Message:**From:** themulme@securehost.internetwebbuilders.com**Date:** Fri, June 10, 2011 8:12 am**To:** info@saveclayton.com**Priority:** Normal**Options:** [View Full Header](#) | [View Printable Version](#) | [Download this as a file](#)**Received**

JUN 24 2011

City of Clayton

new message:

name: Beth Scroggs

email: b-scroggs@msn.com

phone: 9256722257

message: Is a Facebook Page and/or Twitter account planned?

Current Folder: **INBOX**[Sign Out](#)[Compose](#) [Addresses](#) [Folders](#) [Options](#) [Search](#) [Help](#)[SquirrelMail](#)[Message List](#) | [Unread](#) | [Delete](#)[Previous](#) | [Next](#)[Forward](#) | [Forward as Attachment](#) | [Reply](#) | [Reply All](#)**Subject:** Website Message:**From:** themulme@securehost.internetwebbuilders.com**Date:** Fri, June 10, 2011 10:46 am**To:** info@saveclayton.com**Priority:** Normal**Options:** [View Full Header](#) | [View Printable Version](#) | [Download this as a file](#)**Received**

JUN 24 2011

City of Clayton

new message:

name: Darrel Leckliter

email: dleckorama@gmail.com

phone: 9258582668 /6723410

message: Fight the good fight to preserve Clayton. A huge mega-church would complet
a change over of this unique old town. Whats next WALMART??

Current Folder: **INBOX**[Sign Out](#)[Compose](#) [Addresses](#) [Folders](#) [Options](#) [Search](#) [Help](#)[SquirrelMail](#)[Message List](#) | [Unread](#) | [Delete](#)[Previous](#) | [Next](#)[Forward](#) | [Forward as Attachment](#) | [Reply](#) | [Reply All](#)**Subject:** Website Message:**From:** themulme@securehost.internetwebbuilders.com**Date:** Sat, June 11, 2011 8:49 am**To:** info@saveclayton.com**Priority:** Normal**Options:** [View Full Header](#) | [View Printable Version](#) | [Download this as a file](#)**Received**

JUN 24 2011

City of Clayton

new message:

name: Lydia Leckliter

email: ltleckliter@comcast.net

phone: 925-672-3410

message: I fully support SAVECLAYTON.

SmartZone Communications Center

Font size

Save Calyton web site

From

Subject : Save Calyton web site

To

Reply To

Received

JUN 24 2011

Sun Jun 12 2011 9:46:00 PM

City of Clayton

Hi Joe,

The web site is effective in stating the main points of the proposed church development.

My only suggestion would be to add information about the full EIR, which is available to download at the City of Clayton web site or to view at City Hall or the Library.

Current Folder: **INBOX**[Compose](#) [Addresses](#) [Folders](#) [Options](#) [Search](#) [Help](#)[Sign Out](#)[SquirrelMail](#)[Message List](#) | [Unread](#) | [Delete](#)[Previous](#) | [Next](#)[Forward](#) | [Forward as Attachment](#) | [Reply](#) | [Reply All](#)**Subject:** Website Message:**From:** themulme@securehost.internetwebbuilders.com**Date:** Sun, June 12, 2011 11:16 am**To:** info@saveclayton.com**Priority:** Normal**Options:** [View Full Header](#) | [View Printable Version](#) | [Download this as a file](#)**Received**

JUN 24 2011

City of Clayton

new message:

name: Leigh Kirmsse

email: grumpylawyer@sbcglobal.net

phone: 9255864471

message: This church is totally out of place in our downtown, which will cease to be a downtown and will become a church parking lot. No!

Current Folder: **INBOX**[Sign Out](#)[Compose](#) [Addresses](#) [Folders](#) [Options](#) [Search](#) [Help](#)[SquirrelMail](#)[Message List](#) | [Unread](#) | [Delete](#)[Previous](#) | [Next](#)[Forward](#) | [Forward as Attachment](#) | [Reply](#) | [Reply All](#)**Subject:** Website Message:**From:** themulme@securehost.internetwebbuilders.com**Date:** Mon, June 13, 2011 1:22 pm**To:** info@saveclayton.com**Priority:** Normal**Options:** [View Full Header](#) | [View Printable Version](#) | [Download this as a file](#)**Received**

JUN 24 2011

City of Clayton

new message:

name: luke schwandt & niki bellamy

email: schwandtluke@aol.com

phone: 925 522 1304

message: my wife and i will help in any regard to put an end to the mega church.
feel free to call or email. we want to help!

Current Folder: **INBOX**[Sign Out](#)[Compose](#) [Addresses](#) [Folders](#) [Options](#) [Search](#) [Help](#)[SquirrelMail](#)[Message List](#) | [Unread](#) | [Delete](#)[Previous](#) | [Next](#)[Forward](#) | [Forward as Attachment](#) | [Reply](#) | [Reply All](#)**Subject:** Website Message:**From:** themulme@securehost.internetwebbuilders.com**Date:** Tue, June 14, 2011 6:37 pm**To:** info@saveclayton.com**Priority:** Normal**Options:** [View Full Header](#) | [View Printable Version](#) | [Download this as a file](#)**Received**

JUN 24 2011

City of Clayton

new message:

name: Karla Kreiss

email: kdkreiss@sbcglobal.net

phone: 925-212-5654

message: Hello,

I have lived in Clayton for the last 18 years and I am concerned with the way the Downtown area is being developed. I have read the report, quite lengthy I might add and I am very disappointed at the plans Clayton Community Church has for the corner lot and part of Main Street. The structure is far to large and I feel it will distract from our Historic Downtown. Not sure what I can do at this point. I just heard about your web site and thought I might be able to get some information.

Thanks

Karla

Current Folder: **INBOX**[Sign Out](#)[Compose](#) [Addresses](#) [Folders](#) [Options](#) [Search](#) [Help](#)[SquirrelMail](#)[Message List](#) | [Unread](#) | [Delete](#)[Previous](#) | [Next](#)[Forward](#) | [Forward as Attachment](#) | [Reply](#) | [Reply All](#)**Subject:** Website Message:**From:** themulme@securehost.internetwebbuilders.com**Date:** Tue, June 14, 2011 6:55 pm**To:** info@saveclayton.com**Priority:** Normal**Options:** [View Full Header](#) | [View Printable Version](#) | [Download this as a file](#)**Received**

JUN 24 2011

City of Clayton

new message:

name: Kent Reynolds

email: kreynolds@thesourcegroup.net

phone: 672-2252

message: I\'m glad to see that there is an organized movement to stop this inappropriate development. The City\'s first mistake was selling the historic Pioneer Inn to a Church. I am currntly reviewing the Draft EIR and plan to provide comments.

Current Folder: **INBOX**[Sign Out](#)[Compose](#) [Addresses](#) [Folders](#) [Options](#) [Search](#) [Help](#)[SquirrelMail](#)[Message List](#) | [Unread](#) | [Delete](#)[Previous](#) | [Next](#)[Forward](#) | [Forward as Attachment](#) | [Reply](#) | [Reply All](#)**Subject:** Website Message:**From:** themulme@securehost.internetwebbuilders.com**Date:** Tue, June 14, 2011 10:10 pm**To:** info@saveclayton.com**Priority:** Normal**Options:** [View Full Header](#) | [View Printable Version](#) | [Download this as a file](#)**Received**

JUN 24 2011

City of Clayton

new message:

name: Kerry Friedman

email: Buterfy6@aol.com

phone: 925-673-9810

message: This would be horrible if it happened! We have to stop it!

Current Folder: **INBOX**[Sign Out](#)[Compose](#) [Addresses](#) [Folders](#) [Options](#) [Search](#) [Help](#)[SquirrelMail](#)[Message List](#) | [Unread](#) | [Delete](#)[Previous](#) | [Next](#)[Forward](#) | [Forward as Attachment](#) | [Reply](#) | [Reply All](#)**Subject:** Website Message:**From:** themulme@securehost.internetwebbuilders.com**Date:** Wed, June 15, 2011 1:11 pm**To:** info@saveclayton.com**Priority:** Normal**Options:** [View Full Header](#) | [View Printable Version](#) | [Download this as a file](#)**Received**

JUN 24 2011

City of Clayton

new message:

name: Roger Franz

email: rkfranz@msn.com

phone: 925889 9011

message: I am opposed to the building of this church for the congestion issues, as well as the fact that churchs do not pay tax and if we are going to build something down town, it should generate the necessary taxes to support it.

Current Folder: **INBOX**[Sign Out](#)[Compose](#) [Addresses](#) [Folders](#) [Options](#) [Search](#) [Help](#)[SquirrelMail](#)[Message List](#) | [Unread](#) | [Delete](#)[Previous](#) | [Next](#)[Forward](#) | [Forward as Attachment](#) | [Reply](#) | [Reply All](#)**Subject:** Website Message:**From:** themulme@securehost.internetwebbuilders.com**Date:** Wed, June 15, 2011 8:40 pm**To:** info@saveclayton.com**Priority:** Normal**Options:** [View Full Header](#) | [View Printable Version](#) | [Download this as a file](#)**Received**

JUN 24 2011

City of Clayton

new message:

name: Kim Dromlewicz

email: dromlewicz@yahoo.com

phone: 925 324 7072

message: I would like to help in any way I can with the time I have available.

Current Folder: **INBOX**[Sign Out](#)[Compose](#) [Addresses](#) [Folders](#) [Options](#) [Search](#) [Help](#)[SquirrelMail](#)[Message List](#) | [Unread](#) | [Delete](#)[Previous](#) | [Next](#)[Forward](#) | [Forward as Attachment](#) | [Reply](#) | [Reply All](#)**Subject:** Website Message:**From:** themulme@securehost.internetwebbuilders.com**Date:** Thu, June 16, 2011 9:48 am**To:** info@saveclayton.com**Priority:** Normal**Options:** [View Full Header](#) | [View Printable Version](#) | [Download this as a file](#)**Received**

JUN 24 2011

City of Clayton

new message:

name: Diana Errington

email: erringtondiana@gmail.com

phone: 925-672-1660

message: As an opponent of the structures being proposed by Clayton Community Church, I\'d like to be included in your efforts to prevent ruining our downtown an making our small businesses there a thing of the past.

Current Folder: **INBOX**[Sign Out](#)[Compose](#) [Addresses](#) [Folders](#) [Options](#) [Search](#) [Help](#)[SquirrelMail](#)[Message List](#) | [Unread](#) | [Delete](#)[Previous](#) | [Next](#)[Forward](#) | [Forward as Attachment](#) | [Reply](#) | [Reply All](#)**Subject:** Website Message:**From:** themulme@securehost.internetwebbuilders.com**Date:** Thu, June 16, 2011 6:44 pm**To:** info@saveclayton.com**Priority:** Normal**Options:** [View Full Header](#) | [View Printable Version](#) | [Download this as a file](#)**Received**

JUN 24 2011

City of Clayton

new message:

name: Melody Fellows

email: melodyfellows@gmail.com

phone: 925-672-6858

message: Hello, I don't know whom you guys are; however, no matter...I was in process of setting a site up too and very happy to see the cars saying 'saveclayton' last night when I was walking.

I was and still am appauled if not horrified at what appears as an attempt to alter the foundation of life down on Main Street...I mostly have sung and played in foreign developing countries since 1999 due to my music finding the following there moreso than here in my own country....; however, my career began when I moved here playing at a place called Friar Tucks and Stage Coach etc...I also played the first several Clayton Art & Wine Festivals and Heather Farms. This area was not remotely church setting. I would not have bothered stopping in this gorgeous town if it were and most likely. After buying a home in 1995 on N. Mitchell Canyon...I began to find out just what a gem I'd found by the pure quality and essence of what the downtown area represents.

The pastor of this church did his or her homework spouting "These are two events year and July 4th falls on Sunday only once every 7 years...ENERY OTHER SUNDAY, DOWNTOWN IS A GHOST TOWN,\". So, because Robinson deems a perception that a town in a ghost town..that makes it okay to build a monstrosity instead as if it were a good thing for the town. No homework was done on the people who made this town become what it is today. The church surreptisiously bought up this area with one agenda only, and the town was not on this agenda....of course Robinson says in the Clayton Pioneer that the church may sell off the 7,900 sq ft of retail place and wants to keep that option open.

PIONEER INN....I found Chubby Humbles and Pioneer Inn paraphernalia at Nan's/nor my home...and consider it an insult to have someone state that that the EIR determined that the building itself had been so altered throughout the years that it has lost any historical significance. If this is truly the case....why have I seen this as I were with my own eyes when I did not know what Clayton even was 15 years ago? So where Nan's life and so many thousands of others grew and formed has no significance but to be torn down? So even on a lame quick search....have this Robinson person look at the photo's on this site <http://claytonhs.com/chsPioneer.html> and then see if it can be said that any original anything has no historical value. The fire that nearly destroyed all of downtown was a disaster and Clayton rebuilt to carry on....Clayton must stop this before it starts. The writing is on the wall. For barely 9 years the Clayton Community Church has gobbled up this corner....I've played my music there many, many times. My drums melted outside once at a gig on the side of the church by the

Historical Museum.....Nope.....nothing historical and I am nothing but a \"newbie\" myself....

I own Nan Wallace\'s house. I found this out when ordering a pizza from Skippolini\'s when I first moved in and needed no address that I had not memorized yet to give the pizza place....I was told by the person who answered after describing where I was located ...sort of...with \"Oh, you\'ve got Nan Wallace\'s house...she\'s got the only indoor pool in Clayton\"....Nuff said....I then was finishing a guest bedroom in the home and found things she\'d obviously hidden within a wall. My Grama and I read the diary with little quips in it from 1942 as Grama is her era it seemed. Though she is not here now physically...her presence an hard work for helping incorporate Clayton in the early 60\'s and making eucalyptis area known as The Grove a reality....In no way can Claytonites allow the core and value of this area be thrown out the window for mere stain glass spirit.

Every picture tells a story..don\'t it? 42,000 square feet for a church will stop any random visits. The chruch sotry poles are a monstrosity and eyesore right this second and block and endanger entire views and the essence of a small Town. Sunset magazine will no longer be stopping by to rate this town as a top place to live. I was interviewed when that happened a few years back.

The story poles represent the corners of the buildings this church group intends to block other peoples\' lives enhancing their own. The story poles only show the heighth but they DO NOT represent the ROOF LINE & Bulding appurtenances at all.

I guess I\'m asking whomever this is just how I can be of support here for you? I see the public has til the 25th to give comments. Where do I do this if you know? I would like to offer my support and/or talents musically or with your website copy/grammar/design etc if you would like....though it is already great in that you even made this a priority.

Thank you....I am happy to \'spread the word\'....just the \'word up\' keeping Clayton how is was carefully planned to have a plan for its continued development and growth.

Peace Out
Melody Fellows

<http://www.melodyfellows.com>

I am not a political entity here and I am not sure how to support you. I know Howar....(Geller) & Ed helped me out numerous times with donations to charities for whic I\'ve endorsed musically for them. I\'ve sung at Ms. Leshers before her untimely ending...I met Howard from there. I only know that I am a voice and am almost feeling as if I am speaking for Nan here. This is not a good thing for Clayton as you are most likely very well aware judging from this site. Before the music began, I updated or reworked basic \'copy\'/text for positive impact....designed logos and marketing paraphernalia for too many companies to bother and name...these are a few...(Community Against Substance Abuse), US Dental, Fire Protection companies...& websites when that entered the scene etc....

You have permission to use any photos on my own website showing me or my band in th exact spot of the story poles if you\'d like for example next to the ones you have up labeled \'story poles or fairy tales\'...Some areas could draw more attention an support from a casual person glancing at your site...and well....not wishing to knock anything here at all....I am truly wishing to help and I have the time back i the country right now to do this should it need be....

I am living a fairy tale.....I became a 3rd world rock star thanks to the support c
what is now known as a church.....Silence is not golden. This was Nan\'s and a
zillion others\' dream...I am living my dream...their dreams don\'t die with
them....nor should they.....and neither will Clayton.

Current Folder: **INBOX**[Sign Out](#)[Compose](#) [Addresses](#) [Folders](#) [Options](#) [Search](#) [Help](#)[SquirrelMail](#)[Message List](#) | [Unread](#) | [Delete](#)[Previous](#) | [Next](#)[Forward](#) | [Forward as Attachment](#) | [Reply](#) | [Reply All](#)**Subject:** Website Message:**From:** themulme@securehost.internetwebbuilders.com**Date:** Fri, June 17, 2011 4:16 pm**To:** info@saveclayton.com**Priority:** Normal**Options:** [View Full Header](#) | [View Printable Version](#) | [Download this as a file](#)**Received**

JUN 24 2011

City of Clayton

new message:

name: Bill Abbett

email: wabbett@comcast.net

phone: 510-847-7865

message: Hello,

I am definitely opposed to the planned construction, and have already sent a letter to the planning commission and the city council echoing my concern over the incongruous nature of the project relative to the historical look and feel of the town. I too pointed out the ill-effects of increased traffic and parking constraints, and tried to argue that the possible economic benefit of the 500 seat church would be far outweighed by the costs associated with Clayton losing its unique character and identity.

I will let others know about your efforts here, and will continue to communicate my position to the city leadership.

Best Regards,
Bill

Current Folder: **INBOX**[Sign Out](#)[Compose](#) [Addresses](#) [Folders](#) [Options](#) [Search](#) [Help](#)[SquirrelMail](#)[Message List](#) | [Unread](#) | [Delete](#)[Previous](#) | [Next](#)[Forward](#) | [Forward as Attachment](#) | [Reply](#) | [Reply All](#)**Subject:** Website Message:**From:** themulme@securehost.internetwebbuilders.com**Date:** Fri, June 17, 2011 8:22 pm**To:** info@saveclayton.com**Priority:** Normal**Options:** [View Full Header](#) | [View Printable Version](#) | [Download this as a file](#)**Received**

JUN 24 2011

City of Clayton

new message:

name: Chelsea and Matt Ridenour

email: chelsea.p.ridenour@gmail.com

phone: 925-262-3295

message: We just moved here 2 months ago because we love the small town feel and we were outraged when we saw the story poles go up. Let us know how we can help to prevent this monstrosity!

Current Folder: **INBOX**[Sign Out](#)[Compose](#) [Addresses](#) [Folders](#) [Options](#) [Search](#) [Help](#)[SquirrelMail](#)[Message List](#) | [Unread](#) | [Delete](#)[Previous](#) | [Next](#)[Forward](#) | [Forward as Attachment](#) | [Reply](#) | [Reply All](#)**Subject:** Website Message:**From:** themulme@securehost.internetwebbuilders.com**Date:** Sat, June 18, 2011 9:19 pm**To:** info@saveclayton.com**Priority:** Normal**Options:** [View Full Header](#) | [View Printable Version](#) | [Download this as a file](#)**Received**

JUN 24 2011

City of Clayton

new message:

name: Lori Rehn

email: lorirehn@hotmail.com

phone: 925-787-5584

message: Thank you for spearheading this effort. Please let me know how I can help

Current Folder: **INBOX**[Sign Out](#)[Compose](#) [Addresses](#) [Folders](#) [Options](#) [Search](#) [Help](#)[SquirrelMail](#)[Message List](#) | [Unread](#) | [Delete](#)[Previous](#) | [Next](#)[Forward](#) | [Forward as Attachment](#) | [Reply](#) | [Reply All](#)**Subject:** Website Message:**From:** themulme@securehost.internetwebbuilders.com**Date:** Sun, June 19, 2011 11:24 am**To:** info@saveclayton.com**Priority:** Normal**Options:** [View Full Header](#) | [View Printable Version](#) | [Download this as a file](#)**Received**

JUN 24 2011

City of Clayton

new message:

name: Kristen Barkley

email: kbarkley02@yahoo.com

phone: 562-858-6934

message: We would like to get more info on how we can help stop the expansion of th church!

Current Folder: **INBOX**[Sign Out](#)[Compose](#) [Addresses](#) [Folders](#) [Options](#) [Search](#) [Help](#)[SquirrelMail](#)[Message List](#) | [Unread](#) | [Delete](#)[Previous](#) | [Next](#)[Forward](#) | [Forward as Attachment](#) | [Reply](#) | [Reply All](#)**Subject:** Website Message:**From:** themulme@securehost.internetwebbuilders.com**Date:** Sun, June 19, 2011 1:59 pm**To:** info@saveclayton.com**Priority:** Normal**Options:** [View Full Header](#) | [View Printable Version](#) | [Download this as a file](#)**Received**

JUN 24 2011

City of Clayton

new message:

name: Larry Culp

email: larry.culp@sbcglobal.net

phone: 925451120

message: I feel that the church\'s proposed development plans for their downtown site are inappropriate and not in keeping with the historical qualities of Clayton.

Current Folder: **INBOX**[Sign Out](#)[Compose](#) [Addresses](#) [Folders](#) [Options](#) [Search](#) [Help](#)[SquirrelMail](#)[Message List](#) | [Unread](#) | [Delete](#)[Previous](#) | [Next](#)[Forward](#) | [Forward as Attachment](#) | [Reply](#) | [Reply All](#)**Subject:** Website Message:**From:** themulme@securehost.internetwebbuilders.com**Date:** Mon, June 20, 2011 10:34 am**To:** info@saveclayton.com**Priority:** Normal**Options:** [View Full Header](#) | [View Printable Version](#) | [Download this as a file](#)**Received**

JUN 24 2011

City of Clayton

new message:

name: Tom O\Neil

email: carol.oneil@mcnamaralaw.com

phone: 925-672-7931

message: Please keep us informed as to further issues on this matter.

Current Folder: **INBOX**[Sign Out](#)[Compose](#) [Addresses](#) [Folders](#) [Options](#) [Search](#) [Help](#)[SquirrelMail](#)[Message List](#) | [Unread](#) | [Delete](#)[Previous](#) | [Next](#)[Forward](#) | [Forward as Attachment](#) | [Reply](#) | [Reply All](#)**Subject:** Website Message:**From:** themulme@securehost.internetwebbuilders.com**Date:** Mon, June 20, 2011 11:15 am**To:** info@saveclayton.com**Priority:** Normal**Options:** [View Full Header](#) | [View Printable Version](#) | [Download this as a file](#)**Received**

JUN 24 2011

City of Clayton

new message:

name: James W Schwandt

email: chrisschwandt@yahoo.com

phone: 925 672 2655

message: Thanks for the invite to join you and \"the opposition\" to the proposed development in downtown Clayton. I apologize for my absence at the May meeting but shall not miss another. The proposed development is, as you are aware, completely inappropriate for our downtown and brings nothing to the table for the ratepayers. Thanks again, JS

Current Folder: **INBOX**[Sign Out](#)[Compose](#) [Addresses](#) [Folders](#) [Options](#) [Search](#) [Help](#)

SquirrelMail

[Message List](#) | [Unread](#) | [Delete](#)[Previous](#) | [Next](#)[Forward](#) | [Forward as Attachment](#) | [Reply](#) | [Reply All](#)**Subject:** Website Message:**From:** themulme@securehost.internetwebbuilders.com**Date:** Mon, June 20, 2011 11:16 am**To:** info@saveclayton.com**Priority:** Normal**Options:** [View Full Header](#) | [View Printable Version](#) | [Download this as a file](#)**Received**

JUN 24 2011

City of Clayton

new message:

name: Terry Chisholm

email: nancydrewis@cox.net

phone: 310-548-1552

message: Please pass along any information. My husband and I just recently moved to Clayton. Part of the decision making to move here was not just because of the house, but the surroundings and that definitely included the quaint, friendly downtown! We support the restaurants, stores and events and do not want to see a huge church not only dominate the land, but if there is no parking, we just won't go. And, to whoever had "saveclayton.com" painted on their window - thanks. It gave me a place to go check on the current status.

Terry

Current Folder: **INBOX**[Sign Out](#)[Compose](#) [Addresses](#) [Folders](#) [Options](#) [Search](#) [Help](#)[SquirrelMail](#)[Message List](#) | [Unread](#) | [Delete](#)[Previous](#) | [Next](#)[Forward](#) | [Forward as Attachment](#) | [Reply](#) | [Reply All](#)**Subject:** Website Message:**From:** themulme@securehost.internetwebbuilders.com**Date:** Mon, June 20, 2011 1:53 pm**To:** info@saveclayton.com**Priority:** Normal**Options:** [View Full Header](#) | [View Printable Version](#) | [Download this as a file](#)**Received**

JUN 24 2011

City of Clayton

new message:

name: Cw Wolfe

email: cwwolfe@gmail.com

phone: 9256726772

message: 2 votes against this project from our household

From: themulme@securehost.internetwebbuilders.com
Subject: Website Message:
Date: Mon, June 20, 2011 1:58 pm
To: info@saveclayton.com

Received

JUN 24 2011

City of Clayton

new message:

name: Catherine Blount

email: Catherine.Blount@WestonSolutions.com

phone: 925-349-4453

message: My husband and I live on the edge of Concord and Clayton, but we think of Clayton as more of our home city. We will probably not have a say in this issue, but know that you have supporters from around the area that think the church is a horrible idea and will change Clayton forever if it is allowed to be built. We are strong supporters of Clayton and participate in the celebrations, art/beer/wine events, concerts in the Grove, the 4th of July parade and pancake breakfast, the Farmers' Market, the car show, the Halloween haunted tour, etc. We are regular patrons at Moresi's, Ed's, Skipoloni's, the Veranda, the Clayton Club, and many other places in Clayton. We love the feeling of community! Please save Clayton!!

Current Folder: **INBOX**[Sign Out](#)[Compose](#) [Addresses](#) [Folders](#) [Options](#) [Search](#) [Help](#)[SquirrelMail](#)[Message List](#) | [Unread](#) | [Delete](#)[Previous](#) | [Next](#)[Forward](#) | [Forward as Attachment](#) | [Reply](#) | [Reply All](#)**Subject:** Website Message:**From:** themulme@securehost.internetwebbuilders.com**Date:** Mon, June 20, 2011 5:32 pm**To:** info@saveclayton.com**Priority:** Normal**Options:** [View Full Header](#) | [View Printable Version](#) | [Download this as a file](#)**Received**

JUN 24 2011

City of Clayton

new message:

name: Hamilton Courtney

email: budcourtney55@gmail.com

phone: 925 524 0425

message: Strongly opposed to the proposed church building. I do not believe a massive church building(s), currently prohibited by the Clayton Town Plan, is in the best interest of my town.

I would like to know the tax deductible status of donations to the \'SaveClayton\'

From: themulme@securehost.internetwebbuilders.com
Subject: Website Message:
Date: Mon, June 20, 2011 5:38 pm
To: info@saveclayton.com

Received

JUN 24 2011

City of Clayton

new message:

name: Susan Reed

email: hacsjr@sbcglobal.net

phone: 925 524 0425

message: Very much opposed to the proposed church in downtown Clayton. It is not in accordance with the Town Plan, and would overtake the entire downtown area without benefit to more than 90% of Clayton residents.

From: themulme@securehost.internetwebbuilders.com
Subject: Website Message:
Date: Mon, June 20, 2011 11:20 pm
To: info@saveclayton.com

Received

JUN 24 2011

City of Clayton

new message:

name: Gary Eberhart

email: gary@mdusd.net

phone: 925-286-9334

message: The church has no place in downtown Clayton. I see that the web sites has a place for donations. I\'d like to know what the plan is for donations.

From: themulme@securehost.internetwebbuilders.com
Subject: Website Message:
Date: Tue, June 21, 2011 7:49 am
To: info@saveclayton.com

Received

JUN 24 2011

City of Clayton

new message:

name: Karen Marano

email: pasta9@comcast.net

phone: 925 899-4683

message: I am in agreement to all what is addressed here on this website. STOP.
Downtown Clayton is not the site for your church.

From: themulme@securehost.internetwebbuilders.com
Subject: Website Message:
Date: Tue, June 21, 2011 10:07 am
To: info@saveclayton.com

Received

JUN 24 2011

City of Clayton

new message:

name: Juie VanWyk

email: jwccrr@comcast.net

phone: 9256735952

message: Please, Please stop this madness!!!! These buildings will close up our little town, make it dark and completely eliminate its charm and historic feel. When Clayton was first established there were no high rise buildings. We do not need them and we should not have them now! Also, if I understand this correctly, one of the buildings will contain office space, and be sold off in three years. (this sounds like a pure profit making venture at the expense of our little town). We have office space right now that sits empty due to the economy which promises to continue in its current state for a very long time. Signed, VERY CONCERNED RESIDENT.

From: themulme@securehost.internetwebbuilders.com
Subject: Website Message:
Date: Tue, June 21, 2011 12:58 pm
To: info@saveclayton.com

Received

JUN 24 2011

City of Clayton

new message:

name: Tod & Hana Taylor

email: ttaylor_23@hotmail.com

phone: 925.672.7506

message: We are willing to help STOP this \"Out of Place\" development.

From: themulme@securehost.internetwebbuilders.com
Subject: Website Message:
Date: Tue, June 21, 2011 1:28 pm
To: info@saveclayton.com

Received

JUN 24 2011

City of Clayton

new message:
name: Laura Kelly
email: lcookkelly@sbcglobal.net
phone: 925-699-7226
message: Save Clayton

From: themulme@securehost.internetwebbuilders.com
Subject: Website Message:
Date: Tue, June 21, 2011 4:35 pm
To: info@saveclayton.com

Received

JUN 24 2011

City of Clayton

new message:

name: Nicole Hackett

email: gardengirl194517@yahoo.com

phone: 925 673-1746

message: Downtown Clayton does not need to be a downtown church. The project is just too big. It isn't the right place for a worship center. We will loose our City and become a church if this is allowed to go through. We need to give business a chance, creating good old sales tax revenue and employment opportunities.

From: themulme@securehost.internetwebbuilders.com
Subject: Website Message:
Date: Wed, June 22, 2011 10:09 am
To: info@saveclayton.com

Received

JUN 24 2011

City of Clayton

new message:

name: Betty Hydrick

email: snfrangal@aol.com

phone: 925-672-2637

message: My husband and I strongly oppose the Church Project. We have sent individual letters to each of the City Council and Planning Commission members.

From: themulme@securehost.internetwebbuilders.com
Subject: Website Message:
Date: Wed, June 22, 2011 10:35 am
To: info@saveclayton.com

Received

JUN 24 2011

City of Clayton

new message:

name: Misty Bruns

email: misty.bruns@yahoo.com

phone: 9253608812

message: Keep Clayton A \"small\" town with beautiful views

From: themulme@securehost.internetwebbuilders.com
Subject: Website Message:
Date: Wed, June 22, 2011 10:40 am
To: info@saveclayton.com

Received

JUN 24 2011

City of Clayton

new message:

name: Juanita and John W Poore Sr.

email: jp121165@att.net

phone: 925-672-6940

message: We are strongly opposed to this project at this location

From: themulme@securehost.internetwebbuilders.com
Subject: Website Message:
Date: Wed, June 22, 2011 10:41 am
To: info@saveclayton.com

Received
JUN 24 2011
City of Clayton

new message:

name: Kevin Christiansen

email: christiansen.kevin@gmail.com

phone: 9256033738

message: You may want to create a Facebook page for this...maybe you have.

You also may want to place a "\"Like\" Facebook Button on your site?

<https://developers.facebook.com/docs/reference/plugins/like/>

From: themulme@securehost.internetwebbuilders.com
Subject: Website Message:
Date: Wed, June 22, 2011 10:44 am
To: info@saveclayton.com

Received

JUN 24 2011

City of Clayton

new message:

name: Nicole Vicknair

email: nvicknair@gmail.com

phone: 925-234-0836

message: We support this 100%

We will write to the city officials. Let us know what else you guys are organizing so we can help.

From: themulme@securehost.internetwebbuilders.com
Subject: Website Message:
Date: Wed, June 22, 2011 10:49 am
To: info@saveclayton.com

Received

JUN 24 2011

City of Clayton

new message:

name: Matt Foley

email: matt_foley_98@yahoo.com

phone: 925-672-2134

message: Down town is not the place for this church!

From: themulme@securehost.internetwebbuilders.com
Subject: Website Message:
Date: Wed, June 22, 2011 11:07 am
To: info@saveclayton.com

Received

JUN 24 2011

City of Clayton

new message:

name: Al & Patti Acuna

email: alaccuna@sbcglobal.net

phone: 9256725148

message: Need to stop this downtown chruch building. this is a totally inappropriate buidling for a very small downtown. The church needs to go elsewhere. There should be no zoning variances & exceptions for this kind of building.

From: themulme@securehost.internetwebbuilders.com
Subject: Website Message:
Date: Wed, June 22, 2011 11:15 am
To: info@saveclayton.com

Received

JUN 24 2011

City of Clayton

new message:
name: Michael Gibson
email: azzanon@yahoo.com
phone: 925-914-0105
message: Please keep me informed. Thanks.

From: themulme@securehost.internetwebbuilders.com
Subject: Website Message:
Date: Wed, June 22, 2011 11:17 am
To: info@saveclayton.com

Received

JUN 24 2011

City of Clayton

new message:
name: Daryl Marusarz
email: djeanbean@comcast.net
phone: 925-673-1120
message: Not in favor of this

From: themulme@securehost.internetwebbuilders.com
Subject: Website Message:
Date: Wed, June 22, 2011 11:57 am
To: info@saveclayton.com

Received

JUN 24 2011

City of Clayton

new message:

name: Kristin Ippensen

email: kristin.ippensen@clorox.com

phone: 510-388-9006

message: I live nearby in Concord. Please let me know how I can help.

From: themulme@securehost.internetwebbuilders.com
Subject: Website Message:
Date: Wed, June 22, 2011 12:12 pm
To: info@saveclayton.com

Received

JUN 24 2011

City of Clayton

new message:

name: Susan and Doug Taylor

email: stellavrsusan@gmail.com

phone: 925-768-5042

message: Please keep us posted. We agree that giving land over to a church in our small downtown is mis-guided. We would love to know specifically what donations will be used for before we consider sending money.

Received

JUN 24 2011

City of Clayton

From: themulme@securehost.internetwebbuilders.com
Subject: Website Message:
Date: Wed, June 22, 2011 12:25 pm
To: info@saveclayton.com

new message:

name: Lorne McEuen

email: lornemceuen@gmail.com

phone: email is best

message: Would like to hear more and help support this mission. I support the church, but I agree the location is inappropriate. Please email me with ways I can help or meetings I should attend. Thank you.

From: themulme@securehost.internetwebbuilders.com
Subject: Website Message:
Date: Wed, June 22, 2011 12:57 pm
To: info@saveclayton.com

Received
JUN 24 2011
City of Clayton

new message:

name: Bambi Gallagher

email: gallagb1@sutterhealth.org

phone: 925-699-6852

message: I agree - don't build it. It's too large and doesn't fit.

From: themulme@securehost.internetwebbuilders.com
Subject: Website Message:
Date: Wed, June 22, 2011 1:18 pm
To: info@saveclayton.com

Received

JUN 24 2011

City of Clayton

new message:

name: Kathy

email: dkbv@aol.com

phone: 925 672-3351

message: Building this church would definitely change the look, feel and appeal of our beautiful town. This would be a massive building in a in a quaint atmosphere.

I know that I would be less apt to go into town. Why would I want to go to Skips and look at that massive "church" ?....or walk through the otherwise quaint and homey town?

I and all of the people that I have spoken with feel that it would ruin our downtown. It's bad enough that the church is there where commercial should be. It is also hurting Clayton's tax revenue.

PLEASE do not allow this to happen. I've lived in Clayton for 28 years and it would change how I feel about my town.

From: themulme@securehost.internetwebbuilders.com
Subject: Website Message:
Date: Wed, June 22, 2011 1:25 pm
To: info@saveclayton.com

Received

JUN 24 2011

new message:
name: Brien
email: brien_sanna@sbcglobal.net
phone: 925-765-3871
message: I am against the downtown church!

City of Clayton

From: themulme@securehost.internetwebbuilders.com
Subject: Website Message:
Date: Wed, June 22, 2011 1:56 pm
To: info@saveclayton.com

Received

JUN 24 2011

City of Clayton

new message:

name: Shawna Renee Ulinger

email: shawnaru@sbcglobal.net

phone: 925-408-7744

message: Please inform me of meetings and developments via email. Thanks.

From: themulme@securehost.internetwebbuilders.com
Subject: Website Message:
Date: Wed, June 22, 2011 2:16 pm
To: info@saveclayton.com

Received

JUN 24 2011

City of Clayton

new message:

name: Ed Chrstiansen

email: edchristiansen@sbcglobal.net

phone: 925-945-4892

message: I guess if I were personally lost and searching for a more non-traditional and non-demoninational gathering place to worship or call a Church, well then I could empathize with those that desire this. Quite simply, the entire town would be dwarfed by this overnight sensation. Big House on the Prairie Clayton would be every visitors first impression when coming into town. It is massive and wont support it\'s own weight financially. I, for one, was opposed to the gas station because of a proposed car wash. In retrospect, I do regret that a gas station that was asthetically appropriate wasn\'t put in there. I believe the Clayton Community Church should look elsewhere. There are plenty of foreclosures on properties avail..

From: themulme@securehost.internetwebbuilders.com
Subject: Website Message:
Date: Wed, June 22, 2011 3:41 pm
To: info@saveclayton.com

Received

JUN 24 2011

City of Clayton

new message:

name: john hopfner

email: pacificcoastjohn@gmail.com

phone: 925-250-9781

message: I have no problem with the church , but it is in the wrong place. the building around the corner that is being developed and smaller businesses opening is a much better use in a downtown than a church.you need small business , mixed use for a downtown to grow.

From: themulme@securehost.internetwebbuilders.com
Subject: Website Message:
Date: Wed, June 22, 2011 4:27 pm
To: info@saveclayton.com

Received

JUN 24 2011

City of Clayton

new message:
name: Robert and Linda Moon
email: lindareynoldsmoon@yahoo.com
phone: 925-672-9310
message: STOP It Please

From: themulme@securehost.internetwebbuilders.com
Subject: Website Message:
Date: Wed, June 22, 2011 4:32 pm
To: info@saveclayton.com

Received

JUN 24 2011

City of Clayton

new message:

name: Vicki Dvorak

email: vickidvorak@aol.com

phone: (925) 672-0153

message: This project will ruin the small town flavor of beautiful Clayton, not to mention that the sheer size & scope gives my husband and me the willies....it's almost cult-like.

From: themulme@securehost.internetwebbuilders.com
Subject: Website Message:
Date: Wed, June 22, 2011 4:56 pm
To: info@saveclayton.com

Received

JUN 24 2011

City of Clayton

new message:

name: Randal & Kathryn Becker

email: rsbphoto@pacbell.net

phone: 925-672-8850

message: We have been residents of Clayton for over 21 years and are completely against this destruction of our historic downtown. Please advise us of all future meetings as we intend to protest this illegal development at every opportunity.

From: themulme@securehost.internetwebbuilders.com
Subject: Website Message:
Date: Wed, June 22, 2011 5:03 pm
To: info@saveclayton.com

Received

JUN 24 2011

new message:

name: Catherine Howard

email: catrincah@hotmail.com

phone: 9256878808

message: Although I do not live in Clayton, I visit quite frequently for numerous occasions. Tennis, trails, pizza, haircuts, postoffice, farmers market, parks. The very first time I saw the story poles, I was apalled at the size. This looks absolutely out of place! If Clayton allows this monstrous facility they should be ashamed.

City of Clayton

From: themulme@securehost.internetwebbuilders.com
Subject: Website Message:
Date: Wed, June 22, 2011 6:00 pm
To: info@saveclayton.com

Received

new message:

name: Roger Moseley

email: r_moseley@sbcglobal.net

phone: 925-524-0350

message: Let me know how I can help.

JUN 24 2011

City of Clayton

From: themulme@securehost.internetwebbuilders.com
Subject: Website Message:
Date: Wed, June 22, 2011 7:04 pm
To: info@saveclayton.com

Received

JUN 24 2011

City of Clayton

new message:
name: Bert Sandy
email: bert@pacificstone.com
phone: 510-773-7611
message: put me on your list

From: themulme@securehost.internetwebbuilders.com
Subject: Website Message:
Date: Wed, June 22, 2011 7:21 pm
To: info@saveclayton.com

Received

JUN 24 2011

City of Clayton

new message:

name: Vaughn & Cathleen Sobajian

email: vks01@sbcglobal.net

phone: 925-672-4050

message: We would like to be notified of future events to support the preservation of historic downtown Clayton.

From: themulme@securehost.internetwebbuilders.com
Subject: Website Message:
Date: Wed, June 22, 2011 7:31 pm
To: info@saveclayton.com

Received

JUN 22 2011

City of Clayton

new message:

name: Leann and Jeff Hornsby
email: leann.hornsby@yahoo.com
phone: 925.673.1007
message: Thank you!

From: themulme@securehost.internetwebbuilders.com
Subject: Website Message:
Date: Wed, June 22, 2011 8:29 pm
To: info@saveclayton.com

Received

JUN 24 2011

City of Clayton

new message:

name: Harry Stevens

email: harry@windermere.com

phone: 925-330-4707

message: I\'m with you.....let me know what I can do to help.

From: themulme@securehost.internetwebbuilders.com
Subject: Website Message:
Date: Wed, June 22, 2011 8:59 pm
To: info@saveclayton.com

Received

JUN 24 2011

City of Clayton

new message:

name: Mark and Victoria Hines

email: cocohinesy@aol.com

phone: 925-672-0756

message: I was involved with the first round of stopping this project and want to be involved again to make sure this DOES NOT get built in our town.

From: themulme@securehost.internetwebbuilders.com
Subject: Website Message:
Date: Wed, June 22, 2011 9:29 pm
To: info@saveclayton.com

Received

JUN 24 2011

City of Clayton

new message:

name: Mark Howard

email: markhowad749@hotmail.com

phone: 9257683307

message: although i am a resident of concord i visit clayton alot, and to see the huge church would destroy the purpous of the small downtown clayton. It should not be built

From: themulme@securehost.internetwebbuilders.com
Subject: Website Message:
Date: Wed, June 22, 2011 9:40 pm
To: info@saveclayton.com

Received

JUN 24 2011

new message:

name: Wyla and John Lazar
email: wylasworld@yahoo.com
phone: 672 3416

City of Clayton

message: We are totally against this project. Our downtown is too small and is not zoned for a church. We need revenue. They will congest downtown with endless bible meetings as they do now and other meets. They should stay at Diablo View Middle School and donate the money they want to build with to a mission and help those less fortunate. That would be the Christian thing to do. No to the building of the church. Also, some of the folks they plan on having in their retail business are part of the church as well.

From: themulme@securehost.internetwebbuilders.com
Subject: Website Message:
Date: Wed, June 22, 2011 10:27 pm
To: info@saveclayton.com

Received

JUN 24 2011

City of Clayton

new message:

name: Rob Sheffield

email: resheffield@sbcglobal.net

phone: 672-0630

message: I am greatly opposed to this project for all the reasons you listed.
Secondly, I firmly believe the proposed \'retail\' space is a farce.

From: themulme@securehost.internetwebbuilders.com
Subject: Website Message:
Date: Wed, June 22, 2011 11:21 pm
To: info@saveclayton.com

Received

JUN 24 2011

City of Clayton

new message:

name: Chuck Blazer

email: cjctblaze@comcast.net

phone: 925-382-4319

message: The church is beautiful, however in the wrong place.

From: themulme@securehost.internetwebbuilders.com
Subject: Website Message:
Date: Wed, June 22, 2011 11:44 pm
To: info@saveclayton.com

Received

JUN 24 2011

City of Clayton

new message:
name: joel harris
email: joelharris@aol.com
phone: 925-672-3332
message: Please NO Church down town

From: themulme@securehost.internetwebbuilders.com
Subject: Website Message:
Date: Thu, June 23, 2011 2:14 am
To: info@saveclayton.com

Received

JUN 24 2011

City of Clayton

new message:

name: cynthia law

email: cynthiatlaw@gmail.com

phone: 9256728880

message: we support not having this building in our city. please let me know how my husband and myself can help.

From: themulme@securehost.internetwebbuilders.com
Subject: Website Message:
Date: Thu, June 23, 2011 6:38 am
To: info@saveclayton.com

Received

JUN 24 2011

City of Clayton

new message:

name: Krista & Erick Sheldon

email: breukerkrista@yahoo.com

phone: 925-858-8111

message: We are completely against the project and will do anything to stop it, but don't know how. Hopefully enough CLAYTON residents saying no will help. Please keep us informed.

From: themulme@securehost.internetwebbuilders.com
Subject: Website Message:
Date: Thu, June 23, 2011 6:39 am
To: info@saveclayton.com

Received

JUN 24 2011

City of Clayton

new message:

name: Donna Breuker

email: donerol@aol.com

phone: 925-672-8549

message: I don\'t want this! We need to all rally to stop this.

From: themulme@securehost.internetwebbuilders.com
Subject: Website Message:
Date: Thu, June 23, 2011 7:22 am
To: info@saveclayton.com

Received
JUN 24 2011
City of Clayton

new message:

name: Sandy Fieni

email: sandylynnf@aol.com

phone: 925-586-2266

message: WHY would anyone who loves Clayton, even think up this project?!.. let alone be in favor of building such huge structures in such a small unique downtown area?!!! They are completely out of scale with the rest of the town. These structures would kill the beauty and ambiance of our small town. The church structures are way too much for the very limited amount of downtown space. This precious space shouldn't have been utilized for a Church office in the first place.

I understand the church needs their own space but why would they possibly want to take up all that very limited, precious space in downtown Clayton!!Also, only church goers would be able to utilize some of the buildings. This project would ruin downtown Clayton and change it forever. This makes me so sad. Clayton means everything to me and so many others. I am a preacher's daughter who once had to set up our church in a school every Sunday and I know it is tough but putting one church over an entire town is just wrong. They need to build their church anywhere but in those few downtown square yards! No parking lots. Most of all, no trees must fall!!!

From: themulme@securehost.internetwebbuilders.com
Subject: Website Message:
Date: Thu, June 23, 2011 7:49 am
To: info@saveclayton.com

Received
JUN 23 2011
City of Clayton

new message:

name: Diane Favero

email: laydel7@sbcglobal.net

phone: 925-672-3265

message: I have been a resident of Clayton for 35 years and I am against building the church in downtown Clayton. It will overpower the whole downtown area.

From: themulme@securehost.internetwebbuilders.com
Subject: Website Message:
Date: Thu, June 23, 2011 7:56 am
To: info@saveclayton.com

Received

JUN 24 2011

City of Clayton

new message:

name: James Roberts

email: james.roberts75@gmail.com

phone: 925-323-4895

message: I am not a resident of Clayton, but I live a few blocks away. I am strongly against this project as our community is not designed to accept so much traffic, it would be a detriment to all that live in the residing neighborhoods. I am not against a church going in to the Town of Clayton, but it should be more in line with what the town is - a small, historic, country town. This project wouldn\'t even be given a second thought in the City of Concord, right next door. They require well over 50% parking...this project is just not a good idea for everyone involved.

Received
JUN 24 2011
City of Clayton

From: themulme@securehost.internetwebbuilders.com
Subject: Website Message:
Date: Thu, June 23, 2011 8:47 am
To: info@saveclayton.com

new message:

name: Local Citizen

email: whatstosave@gmail.com

phone: 1-234-567-8999

message: Save what? Would YOU invest in a business in Clayton relying on \"passing trade?\" Clayton business success requires specialized, unique, businesses (even non-profit ones like CCC) that will draw custom from a wide area. If you can be anonymous, then so can I.

From: themulme@securehost.internetwebbuilders.com
Subject: Website Message:
Date: Thu, June 23, 2011 9:50 am
To: info@saveclayton.com

Received

JUN 24 2011

City of Clayton

new message:

name: PJ & Phil Lo Duca

email: prلودuca@gmail.com

phone: 925-673-0733

message: We are new to Clayton and are concerned that this enormous complex will destroy one of the main reasons we chose this town. Please let us know how to help.

From: themulme@securehost.internetwebbuilders.com
Subject: Website Message:
Date: Thu, June 23, 2011 10:02 am
To: info@saveclayton.com

Received

JUN 24 2011

City of Clayton

new message:

name: Joe Cutrufelli

email: cutrufelli@apr.com

phone: 925-917-4663

message: We need retail and a small breakfast restaurant, not a monster church.
Totally out of place

From: themulme@securehost.internetwebbuilders.com
Subject: Website Message:
Date: Thu, June 23, 2011 10:08 am
To: info@saveclayton.com

Received

JUN 24 2011

City of Clayton

new message:
name: Zia Khan
email: zia.zrk.khan@gmail.com
phone: 925-672-8184
message: No to Mega church in downtown Clayton!

From: themulme@securehost.internetwebbuilders.com
Subject: Website Message:
Date: Thu, June 23, 2011 10:11 am
To: info@saveclayton.com

Received

JUN 24 2011

City of Clayton

new message:

name: Randal & Kathryn Becker

email: becker524@att.net

phone: 925-672-8850

message: Yesterday I sent our contact information but gave the wrong e-mail address. The INCORRECT address was rsbphoto@pacbell.net. Please delete that e-mail and send all communication to; becker524@att.net. Thank you...sorry for the confusion.
Randal Becker

From: themulme@securehost.internetwebbuilders.com
Subject: Website Message:
Date: Thu, June 23, 2011 11:45 am
To: info@saveclayton.com

Received

JUN 24 2011

City of Clayton

new message:

name: Cherie Kuhn

email: cheriekuhn@hotmail.com

phone: 925-672-8239

message: Fortunately we were able to see the actual planned size of the church and surrounding buildings. It\'s way too large for downtown. And why do they need to be downtown?? I\'m sure they can afford to buy land and build elsewhere.

From: themulme@securehost.internetwebbuilders.com
Subject: Website Message:
Date: Thu, June 23, 2011 1:19 pm
To: info@saveclayton.com

Received

JUN 24 2011

City of Clayton

new message:

name: Jill Mahoney-Banks

email: jillmahoney@yahoo.com

phone: 925-705-0627

message: Thank you for starting this site!

I really don\'t mind having a little \"downtown church,\" even though I don\'t belong to one--I just don\'t want the ENTIRE downtown to be a church!!

From: themulme@securehost.internetwebbuilders.com
Subject: Website Message:
Date: Thu, June 23, 2011 3:20 pm
To: info@saveclayton.com

Received

JUN 24 2011

City of Clayton

new message:
name: nikkie
email: weberfamily2008@yahoo.com
phone: 9255841601
message: save clayton

From: themulme@securehost.internetwebbuilders.com
Subject: Website Message:
Date: Thu, June 23, 2011 4:44 pm
To: info@saveclayton.com

Received

JUN 24 2011

City of Clayton

new message:
name: Michel W Stalcup
email: michelstalcup@sbcglobal.net
phone: 925-766-0798
message: Let know how I can help!

From: themulme@securehost.internetwebbuilders.com
Subject: Website Message:
Date: Thu, June 23, 2011 5:06 pm
To: info@saveclayton.com

Received

JUN 24 2011

City of Clayton

new message:

name: Brian Espinosa

email: brian@brianespinosa.net

phone: 925-237-1110

message: I saw your sign along Oakhurst Blvd today on the fence and I had a feeling that it had to do with all of the large poles in the downtown area. It\'s absurd how much it would completely change the landscape, remove a historic building and all of the other issues you have outlined on this site.

I am actually a graphic designer and photographer. I would be interested in putting together a new web site for this project real quick that was not image based. That way when people start searching for information related to this project, this site will show up better in Google. Currently search engines have no way to recognize text in images (and sometimes in Flash either, such as the site header).

Feel free to take a minute to look through my current web site to see some of my work: www.brianespinosa.net. I am offering to do this pro-bono for a small, 3 page site similar to the one you have put up and duplicating the same information. Let me know if you are interested. I\'d also be willing to offer any printing services (banners, flyers, postcards, etc.) you need at cost, since I am also a print broker.

Regards,
Brian

From: themulme@securehost.internetwebbuilders.com
Subject: Website Message:
Date: Thu, June 23, 2011 6:12 pm
To: info@saveclayton.com

Received

JUN 24 2011

City of Clayton

new message:

name: Patrick Russell

email: prussell123@hotmail.com

phone: 9258998485

message: I\'d like to do something more than write the council members. How can I get involved?

From: themulme@securehost.internetwebbuilders.com
Subject: Website Message:
Date: Thu, June 23, 2011 6:20 pm
To: info@saveclayton.com

Received

JUN 24 2011

City of Clayton

new message:

name: The Holm Family

email: breholm@yahoo.com

phone: 9257873920

message: We want to save Clayton! Are looking for some ways to get involved!

From: themulme@securehost.internetwebbuilders.com
Subject: Website Message:
Date: Thu, June 23, 2011 7:42 pm
To: info@saveclayton.com

Received

JUN 24 2011

City of Clayton

new message:

name: Judy Neifert

email: judyneifert@gmail.com

phone: 925.673.7066

message: Can we sign a petition to save historic clayton?
thank you for this website!

From: themulme@securehost.internetwebbuilders.com
Subject: Website Message:
Date: Thu, June 23, 2011 8:01 pm
To: info@saveclayton.com

Received

JUN 24 2011

City of Clayton

new message:

name: Cami and Ed Forhan

email: forhan3034@comcast.net

phone: 673-9502

message: We totally support the work to block the church development. It will overshadow the historic element that makes Clayton so special. Not to mention, isn't one of the goals of downtown construction to contribute to the tax revenue?

Tell us what we can do to help!

From: themulme@securehost.internetwebbuilders.com
Subject: Website Message:
Date: Thu, June 23, 2011 9:51 pm
To: info@saveclayton.com

Received

JUN 24 2011

City of Clayton

new message:

name: Kathy England

email: kaengland@aol.com

phone: 925-698-4858

message: See my message posted on Claycord.com on 6/23/11.

From: themulme@securehost.internetwebbuilders.com
Subject: Website Message:
Date: Thu, June 23, 2011 9:56 pm
To: info@saveclayton.com

Received

JUN 24 2011

City of Clayton

new message:

name: justine

email: justine-g@live.com

phone: 9259976015

message: I don't want this thing built at all. It will ruin Clayton and I would consider moving because of it. Please don't let this happen to are town.

COMMENTS
RECEIVED AFTER
JUNE 25, 2011
DRAFT EIR
COMMENT PERIOD
DEADLINE

David Woltering

From: Laci Jackson [ljackson@ci.clayton.ca.us]
Sent: Wednesday, August 03, 2011 10:00 AM
To: dwoltering@ci.clayton.ca.us
Subject: FW: city feedback form

-----Original Message-----

From: postmaster@ci.clayton.ca.us [mailto:postmaster@ci.clayton.ca.us]
Sent: Tuesday, August 02, 2011 4:02 PM
To: cityinfo@ci.clayton.ca.us
Subject: city feedback form

Below is the result of your feedback form. It was submitted by
(postmaster@ci.clayton.ca.us) on Tuesday, August 2, 2011 at 19:02:16

First Name: Jill

Last Name: Warren

Street Address: 1139 Peacock Creek Dr,

zipcode: 94517

city: Clayton

Contacts email: jillblue3@earthlink.net

Phone: 925-207-1231

Subject: I want to voice my opposition to the church building in downtown Clayton. It is far too large for downtown and the parking would be a nightmare.

Submit: Send Comments

David Woltering

From: Laci Jackson [ljackson@ci.clayton.ca.us]
Sent: Wednesday, August 03, 2011 9:56 AM
To: dwoltering@ci.clayton.ca.us
Subject: FW: city feedback form

-----Original Message-----

From: postmaster@ci.clayton.ca.us [mailto:postmaster@ci.clayton.ca.us]
Sent: Monday, August 01, 2011 2:40 PM
To: cityinfo@ci.clayton.ca.us
Subject: city feedback form

Below is the result of your feedback form. It was submitted by
(postmaster@ci.clayton.ca.us) on Monday, August 1, 2011 at 17:40:07

First Name: Kirsten

Last Name: Whittlinger

Street Address: 201 Southbrook Place

zipcode: 94517

city: Clayton

Contacts email: klwhittlinger@yahoo.com

Subject: While I am not against building a new church in Clayton, I think that the location of this proposed church is horrible!! Downtown Clayton has a certain charm and by filling in that lot with a gigantic church or building would take that charm and small town feel away. From Clayton Road, it would block the entire view of downtown. It would also have an impact on the local businesses, it would take away a huge piece of real estate for both the Art and Wine Festival and Oktoberfest, presumably, both revenue generating activities for our city. It can already be difficult to find parking in Clayton (ie concert in the park etc..) to dine at Skips, etc. the addition of the church and the host of activities they would have would further exacerbate the problem and drive potential customers to those businesses away.

I moved to Clayton in 1985 when I was a kid and came back to Clayton to purchase a house as an adult because of the charm of Clayton and small town feel. To build this church in that location would take away a lot from what is Clayton today.

Submit: [Send Comments](#)

David Woltering

From: Laci Jackson [ljackson@ci.clayton.ca.us]
Sent: Wednesday, August 03, 2011 9:11 AM
To: dwoltering@ci.clayton.ca.us
Subject: FW: city feedback form

-----Original Message-----

From: postmaster@ci.clayton.ca.us [mailto:postmaster@ci.clayton.ca.us]
Sent: Monday, August 01, 2011 10:06 AM
To: cityinfo@ci.clayton.ca.us
Subject: city feedback form

Below is the result of your feedback form. It was submitted by
(postmaster@ci.clayton.ca.us) on Monday, August 1, 2011 at 13:05:40

First Name: Philip

Last Name: Lo Duca

Street Address: 8020 Kelok Way

zipcode: 94517

city: Clayton

Contacts email: prloduca@gmail.com

Phone: 925-673-0733/-0473

Subject: We are fairly new residents in Clayton and moved here, in large part, because of the small town look and feel of the community. It is crucial that the absurd development of the church compound in downtown be stopped. A project of this size has no place in our gem of a downtown; it would destroy what makes Clayton "Clayton." If this were slated for Concord or Walnut Creek, it would not even be a blip on those communities' radar. For Clayton residents, it would be life changing.

Submit: Send Comments

David Woltering

From: David T. Shuey [shuey@rankinlaw.com]
Sent: Thursday, July 28, 2011 9:12 AM
To: 'Etruscan3@aol.com'
Subject: RE: Bob Rossi on Clayton Church

Bob,

Thank you for the email. The City and our attorneys are aware of the case and our monitoring it although it would appear to be distinguishable from our case. The Council is not looking into this issue or forming opinions yet as it is before the planning commission but I will pass on your opposition to our Planning Director for inclusion in the public comments.

Say hi to Dean for me. :)

Shoe

David T. Shuey
Rankin, Sproat, et al
1970 Broadway, Suite 1150
Oakland, CA 94612
(510) 465-3922
(510) 465-3006

This email message is intended to be confidential and may be legally privileged. If you are not the intended recipient of this message, you are hereby notified that any unauthorized review, use, disclosure or distribution of it is prohibited. If you are not the intended recipient, please notify the sender by return email and destroy the material you have received in error.

From: Etruscan3@aol.com [mailto:Etruscan3@aol.com]
Sent: Wednesday, July 27, 2011 5:17 PM
To: David T. Shuey
Subject: Bob Rossi on Clayton Church

Mayor David

Page 12 of today's CoCo Times has an article on City of San Leandro's refusal to rezone land for church uses citing the possible loss of tax revenues. The City has petitioned the U S Supreme Court for review. Looks like an interesting battle between established land use zoning law and the constitution's guarantee of freedom of religion by... 'not prohibiting the free exercise thereof'.

The City and its attorney may be aware of this...I hope!

Bob Rossi Dean (lives in Reno) sends his best. PS Rett and I oppose the rezoning effort.

Jonathan W. Heck
Virginia S. Burns-Heck
5478 Tara Drive
Clayton, CA 94517

Received
AUG 01 2011
City of Clayton

July 22, 2011

Mr. Howard Geller
Vice Mayor
City of Clayton
6000 Heritage Trail
Clayton, CA 94517

Re: Opposition to Clayton Community Church Project

Dear Mr. Geller:

I implore you to stop the construction of the proposed Clayton Community Church in downtown Clayton.

My husband has been a resident of Clayton for 25 years and when we got married, he insisted Clayton was the place to raise our family. One of the biggest draws to Clayton is the non-congested, quiet downtown area, the annual community events (e.g, Art & Wine Festival, Oktoberfest), and the accessibility to park our vehicle on any given day and patronize the local eateries.

Allowing construction of the proposed Clayton Community Church would, at bottom, disable the ability to hold these types of events in Clayton at a significant expense to the cohesion of our local community.

As a young family with two children under the age of 2 years old, I am concerned about the impact the church will have on limiting the children's games and rides during events. We are disappointed that there will be large crowds, limited parking, noise, and potential rift from evening parties (e.g., weddings).

Thank you in advance for your attention to this matter. We appreciate your consideration.

Very truly yours,



Virginia Burns-Heck
Jonathan Heck

June 30, 2011

Joseph Medrano

We want to let you know that we object to the development of the Church Project on Main Street in Downtown Clayton. This is a (Out of Place) project in the heart of our small city. We need a Town Center with retail stores for shopping and places where our kids can get summer jobs. Letting this project in will kill our Town Center, with NO parking for anything else. The project is too big for our down town.

We want a Down Town Business Center, which is what the city planners had planned with keeping natural settings, rich history and architectural heritage in its plans.

My husband has lived in Clayton for 58 years. His mother Laura Morgan was the first Postmaster for the city of Clayton. His Dad Archie Morgan owned and ran the first Village Grocery Store in Clayton with dry goods, produce and gas pump out in front. Chubby Humble was Tim's uncle, who owned and ran the first Pioneer Inn in Clayton. Tim worked as a bus boy at the Pioneer Inn while going to college.

We need to stick with the plans the city had for a business center, not one large church project we need to encourage new business growth in our city.

Donna and Tim Morgan

85 Regency Dr. Clayton



Mailing Address, 1285 Parkside Dr. Walnut Creek, 94596

Home 925 672 7295

Work 925 939 2758

cc to David Shuey, Howard Geller, Julie Pierce, Hank Stratford, Joseph Medrano, Tuija Catalano, Sandra Johnson, Bob Armstrong, Dan Richardson and Ted Merian



RECEIVED

JUL 21 2011

**CLAYTON COMMUNITY
DEVELOPMENT DEPT**



Karen Tomhave
43 Long Creek Cir.
Clayton, CA 94517-1661

July 19, 2011

CLAYTON PLANNING COMMISSION
CITY OF CLAYTON
HERITAGE TRAIL
CLAYTON, CA 94517

RECEIVED

JUL 21 2011

**CLAYTON COMMUNITY
DEVELOPMENT DEPT**

DEAREST MEMBERS OF THE PLANNING COMMISSION:

I AM WRITING THIS LETTER TO YOU TO EXPRESS MY
STRONG OPPOSITION AND UNHAPPINESS TOWARDS THE
CLAYTON COMMUNITY CHURCH'S INTENTIONS OF
BUILDING A SOMEWHAT LARGE-SIZED COMPLEX OF
BUILDINGS IN OUR DOWNTOWN AREA. I HAVE LIVED
HERE IN CLAYTON FOR 17+ YEARS AND HAVE
LOVED THE SMALL TOWN, COZY ATMOSPHERE
THAT EXISTS HERE. HAVING A COMPLEX (OF ANY
SIZE AND HEIGHT) IN OUR DOWNTOWN AREA WILL
NOT ONLY CAUSE SOME TRAFFIC PROBLEMS, BUT
PARKING PROBLEMS AND CONGESTION AS WELL.
IT WILL CERTAINLY SPOIL THE AMBIENCE OF THIS
BEAUTIFUL LITTLE TOWN THAT WE ALL CHERISH.
PLEASE DO NOT ALLOW THE CHURCH TO HAVE
THEIR WAY CONCERNING THIS PROJECT. IT IS
NOT NEEDED AND CERTAINLY WILL NOT BENEFIT
THE MAJORITY OF CLAYTON'S CITIZENS. I HAVE ALSO

WRITTEN A SIMILAR
LETTER TO THE PASTOR
OF THE CHURCH

MANY THANKS,

Karen Tomhave

David Woltering

From: Laci Jackson [ljackson@ci.clayton.ca.us]
Sent: Thursday, July 14, 2011 10:07 AM
To: dwoltering@ci.clayton.ca.us
Subject: FW: city feedback form

-----Original Message-----

From: postmaster@ci.clayton.ca.us [mailto:postmaster@ci.clayton.ca.us]
Sent: Thursday, July 14, 2011 9:48 AM
To: cityinfo@ci.clayton.ca.us
Subject: city feedback form

Below is the result of your feedback form. It was submitted by
(postmaster@ci.clayton.ca.us) on Thursday, July 14, 2011 at 12:47:39

First Name: Gerri

Last Name: Baker

Street Address: Stranahan Cir

zipcode: 94517

city: Clayton

Contacts email: 3baker7@gmail.com

Subject: 2 Issues:

1. At one point I was in agreement with the CCC church being built downtown.

But now, I don't think such a massive project should be built in our quaint downtown area. It would be most exceedingly consuming, leaving no space for anyone else, no events, etc. This is NOT the right place for such a large church.

2. Having said that, I request that NO MORE 2 story building be built downtown as well. The one that was built is a huge block and ruined the beautiful view of Mt. Diablo when you come in to downtown from Oak Street.

Let's keep downtown quaint, close to it's history, and scenic from here on out.
Thank you.

Submit: Send Comments

David Woltering

From: julie_pierce@comcast.net
Sent: Tuesday, July 05, 2011 9:26 PM
To: Gary Napper; David Woltering
Subject: Fwd: Proposed Church

Julie Pierce
Clayton City Council Member
Home: 925-672-3238
Cell: 925-518-4446

From: "Shirley Parent" <shirleyparent@yahoo.com>
To: "Julie Pierce" <Julie_Pierce@comcast.net>
Sent: Tuesday, July 5, 2011 6:05:47 PM
Subject: Proposed Church

Dear Mrs. Pierce,

We have lived in Clayton going on 48 years and have loved the quaint charm of our city. We are very concerned about the proposed church in the downtown area. Putting a church where the congregation wants it would take away the quaintness and charm we have come to love. The first thing people would see when turning in to town would be the back side of this monstrosity. It would dwarf the rest of the town. Everyone we've talked to is vehemently opposed to having this huge church in that downtown location.

Putting commercial spaces on the first floor is not a good idea, in our opinion. We have unoccupied commercial spaces, and with the economy as it is, we have our doubts that these spaces would be rented out.

Let's keep Clayton's charm, and not put a church (especially this humongous one) in our downtown!

Thank you for listening,
Charles and Shirley Parent

David Woltering

From: Dave Holt [dholt@steadauto.com]

Sent: Tuesday, July 05, 2011 11:01 AM

To: dwoltering@ci.clayton.ca.us

Subject: Clayton Community Church

Hi David,

Not in favor of the Church being built in Down Town Clayton. It will change the whole feeling of driving into our little town. You will no longer see a little community at the base of Mt. Diablo. It will be a large Building to satisfy a few. The building of the Church will cast a shadow on our town and will do nothing for our growth or future development. The Community Church needs to find an alternative.

Dave Holt.

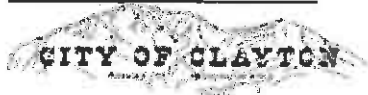
Local Resident.

7/5/2011

David Woltering

From: Gary Napper [gnapper@ci.clayton.ca.us]
Sent: Tuesday, July 05, 2011 9:32 AM
To: dwoltering@ci.clayton.ca.us
Subject: FW: Church Letter

Gary A. Napper
City Manager
6000 Heritage Trail
Clayton, CA 94517
925.673-7300
gnapper@ci.clayton.ca.us



From: Maegan Schrauth [mailto:maegan.schrauth@gmail.com]
Sent: Friday, July 01, 2011 11:14 PM
To: joe@claytoncouncil.com
Subject: Church Letter

Dear Mr. Medrano,

I would like to express my concern about the upcoming city council decision concerning the church in downtown Clayton. PLEASE do not change the parking ordinances and general plan to allow this monster of a church to be built. The city has worked hard in the past to keep our town center quaint and charming. There is nothing quaint or charming about this monstrosity the church wants to build. The first thing anyone will see when driving down the hill into the little town of Clayton is the backside of a huge building. It will dwarf the rest of the town. Everywhere we go, people are discussing the church, and other than the congregation members, I have talked to no one who feels that this is a good thing for Clayton!

The church claims this will benefit our town with the commercial spaces on the first floor level. After walking through town recently, I noticed that there are at least three spaces in other buildings in town that are for lease and not presently filled. How does the church plan to fill their spaces if the city can't fill what we already have? We already have a very large, very unattractive, box-like building across from Endeavor Hall that is still not yet full. Let's not make the same mistake again.

I would also like to comment about any city council members who might belong to the church congregation. It seems to me there would be a conflict of interest if these members are allowed to vote on this critical council decision, and they should recuse themselves from voting.

I have recently moved back into Clayton and realized how much I missed the charming small town feeling that comes with walking down Main St. This possible church would seriously make me consider moving away again. I hope the charming atmosphere will stay the same.

Thank you for considering my letter,
Maegan Schrauth

7/5/2011

David Woltering

From: David Woltering [dwoltering@ci.clayton.ca.us]
Sent: Friday, July 01, 2011 2:34 PM
To: dwoltering@ci.clayton.ca.us
Subject: FW: church plans

From: David T. Shuey [mailto:shuey@rankinlaw.com]
Sent: Friday, July 01, 2011 2:08 PM
To: 'Alcock, Sydney'
Subject: church plans

Sydney,

Thank you for the email. I am forwarding your email to our Planning Director, David Woltering, who is our staff person heading up the current review of the church plans, which are now before the Planning Commission. As councilmembers, we are not actively looking at the church plans as yet since we are supposed to wait and reserve judgment until it comes to us, which will probably be toward the end of the year.

Thank you.

Shoe

David "Shoe" Shuey
Mayor
City of Clayton

David T. Shuey
Rankin, Sproat, et al
1970 Broadway, Suite 1150
Oakland, CA 94612
(510) 465-3922
(510) 465-3006

This email message is intended to be confidential and may be legally privileged. If you are not the intended recipient of this message, you are hereby notified that any unauthorized review, use, disclosure or distribution of it is prohibited. If you are not the intended recipient, please notify the sender by return email and destroy the material you have received in error.

From: Alcock, Sydney [mailto:salcock@klcorp.com]
Sent: Friday, July 01, 2011 7:41 AM
To: David T. Shuey
Subject:

Dave,

There is a site plan at the church offices showing parking configurations and parking counts. The plan designates the Kindercare parking lot as parking for the proposed church. To date Clayton Community Church has NOT requested the use of Kindercare's parking lot. For various reasons Kindercare is NOT willing to allow the church to utilize the parking lot. We are requesting the City of Clayton to resolve this issue and all future maps and exhibits to be revised.

7/5/2011

Please feel free to contact me with any questions.

Thank you,

Sydney Alcock : Center Director
Amanda Jamieson : Assistant Director

KinderCare In Downtown Clayton
6095 Main St. Clayton Ca 94517
Phone:(925) 672-9370 Fax:(925) 672-9478
<http://kindercare.com/our-centers/center-details/000116/#email>
Kindercare Part of the Knowledge Universe Family

Join us for
Summer
Camp
Discover a Universe of Fun
June 13th - August 26th

David Woltering

From: David T. Shuey [shuey@rankinlaw.com]
Sent: Friday, July 01, 2011 11:53 PM
To: pete@palaurence.com; skippizza@comcast.net
Subject: FW: Church Letter

Pete and Skip,

Forgive me for this email if you are not involved but I am confident that you at least know who is involved and can direct this to them. In short, I have been starting to see "formulaic" emails coming in from people about the church issue. While it is fine to ask people to send a form letter the item that is starting to really irritate is this veiled line about:

"any city council members who might belong to the church congregation. It seems to me there would be a conflict of interest if these members are allowed to vote on this critical council decision, and they should recuse themselves from voting."

I am assuming that this is directed at me because of my relationship with the Church and Shawn but maybe someone believes someone else on the Council is a member of the church. Really, it doesn't matter except why not just come right out and say the thought rather than this thinly veiled gibberish? If it is directed at me, I have never shied away from answering any and all questions about my relationship with the Church and Shawn. And I have never been an official member of the Church.

Anyway, perhaps one or both of you could direct this to the person who is ghost writing the email talking points and just have them come out and say they don't think I or someone else on the council should be involved. It will make it so much easier. I am always willing to answer any and all questions and I believe the others on the council are also. In fact, if there is a belief that I cannot be impartial on this issue (which is funny to me at least considering during the election I got accused by both sides of being biased towards the other), let me suggest you forward this form sentence for use in future emails to me:

"Mayor Shuey, I am also concerned about your relationship with the Church and the Pastor and believe you should recuse yourself from hearing or voting on this issue."

I would have a hard time getting mad at myself if I saw this in an email so let's not beat around the bush. Similarly, if the innuendo is geared toward another member of the Council, might I suggest the same straightforward approach.

Again, my apologies for this email and if the tone comes across poorly but I am sure you know who can correct this before I get another 60 emails and blow my top.

Thanks

Shoe

David T. Shuey
Rankin, Sproat, Mires, Beaty & Reynolds
1970 Broadway, Suite 1150
Oakland, CA 94612

7/5/2011

Phone: (510) 465-3922
Fax: (510) 452-3006

From: David T. Shuey
Sent: Friday, July 01, 2011 11:32 PM
To: Maegan Schrauth
Subject: RE: Church Letter

Dear Maegan,

Thank you for your email. This issue is currently before the Planning Commission and so the councilmembers are not investigating or forming any opinions on this issue before it comes to the Council. I am forwarding your email to our Planning Director, David Woltering, so that it becomes part of the public record on this issue. Yours and any other comments will be part of any record that comes to the Council when this issue is before us.

As to your comment about church members, I am not aware of anyone on the Council that is a member of the Church so unless you have more specific information or questions I am not sure how to respond. If you have a specific question or concern about me or any other member of the council, please ask it directly and it will be answered.

Thank you for your concern and your willingness to share your feelings.

Sincerely,

Shoe

David "Shoe" Shuey
Mayor
City of Clayton

David T. Shuey
Rankin, Sproat, Mires, Beaty & Reynolds
1970 Broadway, Suite 1150
Oakland, CA 94612
Phone: (510) 465-3922
Fax: (510) 452-3006

From: Maegan Schrauth [maegan.schrauth@gmail.com]
Sent: Friday, July 01, 2011 11:13 PM
To: David T. Shuey
Subject: Church Letter

Dear Mr. Shuey,

I would like to express my concern about the upcoming city council decision concerning the church in downtown Clayton. PLEASE do not change the parking ordinances and general plan to allow this monster of a church to be built. The city has worked hard in the past to keep our town center quaint and charming. There is nothing quaint or charming about this monstrosity the church wants to build. The first thing anyone will see when driving down the hill into the little town of Clayton is the backside of a huge building. It will dwarf the rest of the town. Everywhere we go, people are discussing the church, and other than the congregation members, I have talked to no one who feels that this is a good thing for Clayton!

The church claims this will benefit our town with the commercial spaces on the first floor level. After

7/5/2011

walking through town recently, I noticed that there are at least three spaces in other buildings in town that are for lease and not presently filled. How does the church plan to fill their spaces if the city can't fill what we already have? We already have a very large, very unattractive, box-like building across from Endeavor Hall that is still not yet full. Let's not make the same mistake again.

I would also like to comment about any city council members who might belong to the church congregation. It seems to me there would be a conflict of interest if these members are allowed to vote on this critical council decision, and they should recuse themselves from voting.

I have recently moved back into Clayton and realized how much I missed the charming small town feeling that comes with walking down Main St. This possible church would seriously make me consider moving away again. I hope the charming atmosphere will stay the same.

Thank you for considering my letter,
Maegan Schrauth

David Woltering

From: David T. Shuey [shuey@rankinlaw.com]
Sent: Friday, July 01, 2011 11:33 PM
To: dwoltering@ci.clayton.ca.us; gnapper@ci.clayton.ca.us
Subject: FW: Church Letter

I am beginning to smell a rat. Does this letter look formulaic? I think I have seen very similar before. Not that they can't do this but why the stupid innuendo instead of just coming out and saying they don't think me or someone else on the council should be involved. ugh.

Shoe

David T. Shuey
Rankin, Sproat, Mires, Beaty & Reynolds
1970 Broadway, Suite 1150
Oakland, CA 94612
Phone: (510) 465-3922
Fax: (510) 452-3006

From: David T. Shuey
Sent: Friday, July 01, 2011 11:32 PM
To: Maegan Schrauth
Subject: RE: Church Letter

Dear Maegan,

Thank you for your email. This issue is currently before the Planning Commission and so the councilmembers are not investigating or forming any opinions on this issue before it comes to the Council. I am forwarding your email to our Planning Director, David Woltering, so that it becomes part of the public record on this issue. Yours and any other comments will be part of any record that comes to the Council when this issue is before us.

As to your comment about church members, I am not aware of anyone on the Council that is a member of the Church so unless you have more specific information or questions I am not sure how to respond. If you have a specific question or concern about me or any other member of the council, please ask it directly and it will be answered.

Thank you for your concern and your willingness to share your feelings.

Sincerely,

Shoe

David "Shoe" Shuey
Mayor
City of Clayton

David T. Shuey
Rankin, Sproat, Mires, Beaty & Reynolds
1970 Broadway, Suite 1150
Oakland, CA 94612
Phone: (510) 465-3922
Fax: (510) 452-3006

7/5/2011

From: Maegan Schrauth [maegan.schrauth@gmail.com]
Sent: Friday, July 01, 2011 11:13 PM
To: David T. Shuey
Subject: Church Letter

Dear Mr. Shuey,

I would like to express my concern about the upcoming city council decision concerning the church in downtown Clayton. PLEASE do not change the parking ordinances and general plan to allow this monster of a church to be built. The city has worked hard in the past to keep our town center quaint and charming. There is nothing quaint or charming about this monstrosity the church wants to build. The first thing anyone will see when driving down the hill into the little town of Clayton is the backside of a huge building. It will dwarf the rest of the town. Everywhere we go, people are discussing the church, and other than the congregation members, I have talked to no one who feels that this is a good thing for Clayton!

The church claims this will benefit our town with the commercial spaces on the first floor level. After walking through town recently, I noticed that there are at least three spaces in other buildings in town that are for lease and not presently filled. How does the church plan to fill their spaces if the city can't fill what we already have? We already have a very large, very unattractive, box-like building across from Endeavor Hall that is still not yet full. Let's not make the same mistake again.

I would also like to comment about any city council members who might belong to the church congregation. It seems to me there would be a conflict of interest if these members are allowed to vote on this critical council decision, and they should recuse themselves from voting.

I have recently moved back into Clayton and realized how much I missed the charming small town feeling that comes with walking down Main St. This possible church would seriously make me consider moving away again. I hope the charming atmosphere will stay the same.

Thank you for considering my letter,
Maegan Schrauth

David Woltering

From: Laci Jackson [ljackson@ci.clayton.ca.us]
Sent: Friday, July 01, 2011 10:55 AM
To: dwoltering@ci.clayton.ca.us
Subject: FW: city feedback form

-----Original Message-----

From: postmaster@ci.clayton.ca.us [mailto:postmaster@ci.clayton.ca.us]
Sent: Thursday, June 30, 2011 7:05 PM
To: cityinfo@ci.clayton.ca.us
Subject: city feedback form

Below is the result of your feedback form. It was submitted by
(postmaster@ci.clayton.ca.us) on Thursday, June 30, 2011 at 22:05:01

First Name: Felicia

Last Name: Sutton

Street Address: 3012 Windmill Canyon Drive

zipcode: 94517

city: Clayton

Contacts email: feliciasuttondesign@gmail.com

Phone: 925-588-5137

Subject: I am an Interior Designer, and it is my professional opinion that the proposed church building in downtown Clayton is inappropriate in both architectural style and scale. Clayton is rich in Victorian Period Architecture. The newer architecture also reflects this style (postoffice, new retail center, etc.) I teach a course - Architecture, Interiors and Furniture - at the Art Institute of California - San Francisco, which is a "history of design" class. It is my opinion that the building's architecture and scale will not enhance our downtown area, but will actually detract from the charm Clayton is known for. I also think the city should continue to attract retail and restaurants which will provide tax reveue. The church could better serve the community by looking for an alternative location to build.
Thank You.

Submit: Send Comments

David Woltering

From: David Woltering [dwoltering@ci.clayton.ca.us]
Sent: Tuesday, June 28, 2011 12:21 PM
To: dwoltering@ci.clayton.ca.us
Subject: FW: Proposed Church

From: Gary Napper [mailto:gnapper@ci.clayton.ca.us]
Sent: Tuesday, June 28, 2011 11:22 AM
To: dwoltering@ci.clayton.ca.us
Subject: FW: Proposed Church

forwarded

Gary A. Napper
City Manager
6000 Heritage Trail
Clayton, CA 94517
925.673-7300
gnapper@ci.clayton.ca.us



From: Joe Medrano [mailto:joe@claytoncouncil.com]
Sent: Tuesday, June 28, 2011 10:50 AM
To: gnapper@ci.clayton.ca.us
Subject: FW: Proposed Church

From: Tammy Johnson [mailto:songbunny7@yahoo.com]
Sent: Tuesday, June 28, 2011 9:44 AM
To: joe@claytoncouncil.com
Subject: Proposed Church

Dear Mr. Medrano,

I would like to express my concern about the upcoming city council decision concerning the church in downtown Clayton. PLEASE do not change the parking ordinances and general plan to allow this monster of a church to be built. The city has worked hard in the past to keep our town center quaint and charming. There is nothing quaint or charming about this monstrosity the church wants to build. The first thing anyone will see when driving down the hill into the little town of Clayton is the back side of a huge building. It will dwarf the rest of the town. Everywhere we go, people are discussing the church, and other than the congregation members, I have talked to no one who feels that this is a good thing for Clayton!

The church claims this will benefit our town with the commercial spaces on the first floor

6/29/2011

level. After walking through town recently, I noticed that there are at least three spaces in other buildings in town that are for lease and not presently filled. How does the church plan to fill their spaces if the city can't fill what we already have? We already have a very large, very unattractive, box-like building across from Endeavor Hall that is partially empty. Let's not make the same mistake again.

I would also like to comment about any city council members who might belong to the church congregation. It seems to me there would be a conflict of interest if these members will be allowed to vote on this critical council decision, and they should recuse themselves from voting.

Thank you for considering my letter,

Tamra L. Johnson

Former resident and frequent visitor of Clayton
(My parents still live in Clayton)

David Woltering

From: Laci Jackson [ljackson@ci.clayton.ca.us]
Sent: Wednesday, June 29, 2011 9:46 AM
To: dwoltering@ci.clayton.ca.us
Subject: FW: city feedback form

-----Original Message-----

From: postmaster@ci.clayton.ca.us [mailto:postmaster@ci.clayton.ca.us]
Sent: Tuesday, June 28, 2011 8:05 PM
To: cityinfo@ci.clayton.ca.us
Subject: city feedback form

Below is the result of your feedback form. It was submitted by
(postmaster@ci.clayton.ca.us) on Tuesday, June 28, 2011 at 23:05:23

First Name: Julie

Last Name: Hanestad

Street Address: 212 Falcon Place

zipcode: 94517

city: Clayton

Contacts email: jaarjeta@aol.com

Phone: 925-206-9923

Subject: I am not one to really become involved in city politics and am not part of any of the various groups in Clayton. However, when I drove downtown and saw the outline of the proposed church I decided I had to speak up. This church is absolutely inappropriate for our downtown area and would destroy the entire character of this wonderful city. We cannot let this happen. I am shocked and disappointed it has even gotten this far. I cannot understand how it was ever zoned for such an enormous building. Please do not let this Church be built downtown. No one considering this objectively can believe that this church would be in the best interest of the city in that area. I have attended services at Clayton Community Church and enjoyed them very much. This is not related to the Church or the people within the Church but that building simply does not belong downtown. If there is anything I can do to stop this construction I will. The citizens of Clayton have to count on all of you to make the right decision. Please consider the charm of Clayton and not let this happen.

Submit: Send Comments

David Woltering

From: David Woltering [dwoltering@ci.clayton.ca.us]
Sent: Tuesday, June 28, 2011 6:04 PM
To: dwoltering@ci.clayton.ca.us
Subject: FW: Clayton projects

From: David T. Shuey [mailto:shuey@rankinlaw.com]
Sent: Monday, June 27, 2011 10:49 AM
To: Woltering David; Napper Gary
Subject: Fw: Clayton projects

Sent from my Verizon Wireless BlackBerry

From: "JSabo77@aol.com" <JSabo77@aol.com>
Date: Mon, 27 Jun 2011 09:33:28 -0700
To: David T. Shuey<shuey@rankinlaw.com>
Subject: Clayton projects

I am a Concord resident living very near Clayton. I would like to voice my opinion to please vote against the church in downtown Clayton.

I would also like to voice my opinion to vote for Clayton Valley High School transitioning into a Charter school. I think this would have a positive impact on our community.

Janice Sabo
1348 Vermont Ave
Concord, Ca 94521

David Woltering

From: Laci Jackson [ljackson@ci.clayton.ca.us]
Sent: Monday, June 27, 2011 10:34 AM
To: dwoltering@ci.clayton.ca.us
Subject: FW: city feedback form

-----Original Message-----

From: postmaster@ci.clayton.ca.us [mailto:postmaster@ci.clayton.ca.us]
Sent: Sunday, June 26, 2011 9:42 AM
To: cityinfo@ci.clayton.ca.us
Subject: city feedback form

Below is the result of your feedback form. It was submitted by
(postmaster@ci.clayton.ca.us) on Sunday, June 26, 2011 at 12:42:17

First Name: Bob

Last Name: Johnson

Street Address: 90 Kelok Ct.

zipcode: 94517

city: Clayton

Contacts email: bigcheese1@gmail.com

Phone: 9256735237

Subject: Why not have the new church project (Clayton Community Church) in downtown Clayton? Its a perfect location. The architecture will be in keeping with the area and there will be a boon to local business!

Submit: Send Comments

David Woltering

From: Laci Jackson [ljackson@ci.clayton.ca.us]
Sent: Monday, June 27, 2011 10:34 AM
To: dwoltering@ci.clayton.ca.us
Subject: FW: city feedback form

-----Original Message-----

From: postmaster@ci.clayton.ca.us [mailto:postmaster@ci.clayton.ca.us]
Sent: Sunday, June 26, 2011 9:38 AM
To: cityinfo@ci.clayton.ca.us
Subject: city feedback form

Below is the result of your feedback form. It was submitted by
(postmaster@ci.clayton.ca.us) on Sunday, June 26, 2011 at 12:37:44

First Name: Rae

Last Name: Johnson

Street Address: 90 Kelok Ct.

zipcode: 94517

city: Clayton

Contacts email: raeofhopel@gmail.com

Phone: 9256735237

Subject: I am in favor of the church going in downtown. I think the church will be an asset to the community and be located in a perfect place. I know the church will be able to address each concern and find a solution. I believe the business in the area would improve. It would be a better community with the church right there!

Submit: Send Comments

David Woltering

From: Laci Jackson [ljackson@ci.clayton.ca.us]
Sent: Monday, June 27, 2011 10:34 AM
To: dwoltering@ci.clayton.ca.us
Subject: FW: city feedback form

-----Original Message-----

From: postmaster@ci.clayton.ca.us [mailto:postmaster@ci.clayton.ca.us]
Sent: Sunday, June 26, 2011 4:55 PM
To: cityinfo@ci.clayton.ca.us
Subject: city feedback form

Below is the result of your feedback form. It was submitted by
(postmaster@ci.clayton.ca.us) on Sunday, June 26, 2011 at 19:55:13

First Name: Barbara

Last Name: Boleslawski

Street Address: Guadauple

zipcode: 94521

city: Concord

Contacts email: enigma6028@msn.com

Subject: I have lived in this community for 30 years. Before the building of Silvercreek and Oakhurst. These are well planned communities. I vehemently oppose the proposal of building of the "chuch" in downtown Clayton. Our mayor, council members as well as the planning commission need to stay strong in their values and commitments which have built this community into what it is today. The history, architectural style, lifestyle, finances and most importantly the word of the people who live, work and enjoy Clayton and the downtown area. There should be NO amendments to the building code, variance or parking codes to accommodate this project. This project will ruin the ambiance and small town appeal which has been the focus for years of Clayton. The project should not be built. Thank you

Submit: Send Comments

Received

JUN 27 2011

June 24, 2011

Re: Response to the EIR for the Clayton Community Church Project **City of Clayton**

Dear Mr. David Woltering, Clayton Community Development Director:

My family and I are Clayton residents and have lived in this beautiful city for over 14 years. I have read the 250 page EIR for the Clayton Community Church Project and am deeply concerned that it contains inaccuracies and incomplete information. Therefore, I believe the EIR does not adequately represent the impact the project will have on our city. Below are my concerns:

Point 1: Historical Resources - inaccuracy

It is important that the city and its citizens maintain the character and charm of Clayton; yet the CCC project intends to demolish the historic Pioneer Inn constructed in 1858 and rebuilt in 1951. The Pioneer Inn has tremendous historical significance, as well as a fascinating and eclectic past. It lends value and charm to our city.

Erroneously, the EIR claims the Pioneer Inn is not a historic resource even though it appears on several historic registries and is listed in the Town Center Specific Plan as a historic resource. It is inaccurate and shortsighted to deny the Pioneer Inn its rightful status as a historic resource.

Point 2: Visual Resources – inaccuracy

Clayton's town center is cherished by its residents for its natural setting, rich history and western-style architecture. On page 180 of the EIR, the report claims the CCC project would "demonstrate an overall design integrity" and be "compatible with existing development." These claims are not true.

The church buildings will be located on the western entrance of the city, described in the Town Center Specific Plan as "one of the most dramatic features of Clayton." The project encompasses over 42,000 square feet with four buildings that will be squeezed into an area considered a city entrance.

The CCC structures will be over-sized in comparison to the other historic buildings in our Town Center. While I would consider Endeavor Hall compatible with existing development, the massive CCC church will dwarf other businesses, becoming an unintended focal point.

In addition, the project is not compatible with the purpose and intent of the Town Center Plan. The CCC project will be built on prime land designated Commercial; yet we have no guarantees that the church will contribute to Clayton's economic growth. The church will own the buildings and can use the retail and office space for their own uses or rent to whomever they choose (See Point 3 below). The EIR states that "expansion of religious assembly into areas designated Commercial will conflict with the policies outlined in the General Plan, Zoning Ordinance, and the Town Center Plan, which seek to insure that the Town Center remains predominantly

commercial in nature." How can this project demonstrate "design integrity" and "compatibility" when the structure conflicts with basic city policies?

Point 3: Building Use – lack of information, lack of clarity

On page 28, the EIR describes the church buildings and their intended uses. The EIR states, "For the purpose of this analysis, it is assumed that the retail space in Building 2 would be rented by Clayton Community Church to non-church tenants." It continues to state, "For the purpose of this analysis, it is assumed that the retail and office space in Building 3 would be rented by Clayton Community Church to non-church tenants."

An EIR should not be based on assumption. The word "assume" means "to believe something is true based upon general unproven observations and reports." The EIR bases much of its content on the supposition that retail and office spaces in buildings 2 and 3 will be rented to non-members and will contribute revenue to the city. The report lacks validity due to this assumption.

Point 4: Consumption of Nonrenewable Resources - inaccurate / incomplete

The EIR contends that no significant nonrenewable resources will be harmed by the project, although it concedes 48 trees are located on the designated property. Fifteen of these trees are oaks, and 3 are scheduled to be destroyed. The matter of tree removal is inadequately addressed in the EIR and further information is required.

Conclusion

The purpose of the EIR is "to be used by the City and other agencies when deliberating on required permits and approvals for use by the city to make changes to city policies." (page 62). Since the EIR contains inaccuracies, missing information, and lapses in clarity, I believe it is not a viable document to support the CCC project, nor should it be used to promote changes in city policies.

The CCC project threatens the beauty, historic resources and lifestyle of Clayton. The project will require significant changes to existing city policies – policies that were thoughtfully established to protect the town and its citizens. Moreover, the project does not guarantee revenue for the city, but it will increase air pollution, noise pollution and street congestion. I ask you to put Clayton's interests above the interests of any private organization. Please help preserve Clayton for future generations.

Thank you for your time.

Sincerely,



Laurel Crockett: 6001 Golden Eagle Way, Clayton; CA

CC: Clayton City Council; Clayton Planning Commission

COMMENTS
RECEIVED FROM
SAVE CLAYTON.
COM AFTER JUNE
25, 2011 DRAFT EIR
COMMENT PERIOD
DEADLINE

Subject Website Message:
Sender themulme@securehost.internetwebbuilders.com
<themulme@securehost.internetwebbuilders.com>
Recipient info@saveclayton.com <info@saveclayton.com>
Date 21.07.2011 16:06



new message:

name: Teresa Ocon

email: momentsto@sbcglobal.net

phone: 925 451-3435

message: Weekends are already congested in downtown Clayton. Let\'s keep this area without large structures, so that we can continue to enjoy small town activities.

RECEIVED

JUL 22 2011

**CLAYTON COMMUNITY
DEVELOPMENT DEPT**

Subject Website Message:
Sender themulme@securehost.internetwebbuilders.com
<themulme@securehost.internetwebbuilders.com>
Recipient info@saveclayton.com <info@saveclayton.com>
Date 20.07.2011 22:33



new message:
name: Brandi Estes
email: brandiestes32@yahoo.com
phone: 925-595-4363
message: please let me know what i can do to help.

RECEIVED

JUL 22 2011

**CLAYTON COMMUNITY
DEVELOPMENT DEPT**

Subject Website Message:**Sender** themulme@securehost.internetwebbuilders.com
<themulme@securehost.internetwebbuilders.com>**Recipient** info@saveclayton.com <info@saveclayton.com>**Date** 20.07.2011 18:15

new message:

name: Corinne Vasquez

email: hagprop@sbcglobal.net

phone: 925-672-2860

message: I agree that this site is NOT appropriate for anything but RETAIL. Tax revenues LOST by having a non-profit organization monopolize that much square footage will potentially be far more damaging to our city monetarily than the congregation could ever \"give back\" to the local businesses by patronizing them.

As the costs of running the city, county and state continue to rise - A NON-PROFIT, tax exempt church pays \$0 in tax revenue- to our city, county and state. Where else will the local government look to raise the revenue to keep up with those rising costs?

I own and manage several commercial retail properties in the Greater East Bay. I live and work in Clayton I know first hand what choosing the wrong \"Use\" for a building can do to a city and it's small businesses.

There is absolutely no benefit to a church being built downtown for the greater majority of Clayton residents who do not belong to that church. The city SHOULD NOT approve the project. The entire downtown should be for EVERYONE who lives here to enjoy and no one group should be singled out and given preferential treatment. To have such a large portion of our Main Street exclude the vast majority of it's citizens is NOT good for Clayton. The church SHOULD NOT be built at that location - not just aesthetically, but it just doesn't make good business sense for Clayton.

RECEIVED**JUL 22 2011****CLAYTON COMMUNITY
DEVELOPMENT DEPT**

Subject Website Message:**Sender** themulme@securehost.internetwebbuilders.com
<themulme@securehost.internetwebbuilders.com>**Recipient** info@saveclayton.com <info@saveclayton.com>**Date** 20.07.2011 15:39

new message:

name: Scott B. Blount

email: scott.blount@westonsolutions.com

phone: 925-457-8647 (c); 925-349-4453 (h)

message: Only a few blocks from downtown, Clayton is our \"home.\" It's community charm and allure will be DEVASTATED by this project - OVERHWELMED by disengaged masses who will be \"inconvenienced\" by everything that's \"normal\" in town (e.g., Saturday Market, concerts, events). I'm an activist and a GREAT public speaker. Sr. V.P./ Exec. in a large global engineering firm. Let me help!!

RECEIVED

JUL 22 2011

**CLAYTON COMMUNITY
DEVELOPMENT DEPT**

Subject: Website Message:**Sender:** themulme@securehost.internetwebbuilders.com
<themulme@securehost.internetwebbuilders.com>**Recipient:** info@saveclayton.com <info@saveclayton.com>**Date:** 20.07.2011 15:30

new message:

name: Leslie Castro

email: lesliecsr@att.net

phone: 925.672.4823

message: I've been a resident since 1978. I've seen some good changes/additions, and I've seen some bad.

I can't believe that this plan would even be considered. I guess if they decided to plant very tall trees to obscure these massive buildings on a small lot... I've waited I don't know how many years for the trees to grow around the library building to hide its hideous architecture. Then again, maybe the buildings they want to erect will hide the cold and unwelcoming moon rocks and "Clayton" sign you can only see during certain parts of the day. Anyway, I support your cause and wish you luck. I think the Council will probably override anything the citizens think anyway, that's generally what happens.

RECEIVED

JUL 22 2011

**CLAYTON COMMUNITY
DEVELOPMENT DEPT**

Subject Website Message:**Sender** themulme@securehost.internetwebbuilders.com
<themulme@securehost.internetwebbuilders.com>**Recipient** info@saveclayton.com <info@saveclayton.com>**Date** 20.07.2011 14:51

new message:

name: John P. Babjar

email: jbabjar@comcast.net

phone: 925-672-0325

message: This would be the worst possible use of this valuable property. Our city needs the income that this land could generate.

RECEIVED

JUL 22 2011

**CLAYTON COMMUNITY
DEVELOPMENT DEPT**

Subject Website Message:
Sender themulme@securehost.internetwebbuilders.com
<themulme@securehost.internetwebbuilders.com>
Recipient info@saveclayton.com <info@saveclayton.com>
Date 18.07.2011 19:19



new message:

name: Tod & Hana Taylor

email: ttaylor_23@hotmail.com

phone: 925.672.7506

message: We are very much opposed to this church\'s planned development in our downtown.

RECEIVED

JUL 22 2011

**CLAYTON COMMUNITY
DEVELOPMENT DEPT**

Subject Website Message:
Sender themulme@securehost.internetwebbuilders.com
<themulme@securehost.internetwebbuilders.com>
Recipient info@saveclayton.com <info@saveclayton.com>
Date 18.07.2011 12:55



new message:

name: Murray Shelton

email: murlyn@pacbell.net

phone: 672-3270

message: I support your mission 100%. These parcels are zoned for business. And should stay that way.

RECEIVED

JUL 22 2011

**CLAYTON COMMUNITY
DEVELOPMENT DEPT**

Subject: Website Message:
Sender: themulme@securehost.internetwebbuilders.com
<themulme@securehost.internetwebbuilders.com>
Recipient: info@saveclayton.com <info@saveclayton.com>
Date: 17.07.2011 17:31



new message:

name: Dale McCombs

email: dalemcc@sbcglobal.net

phone: 925 672-3508

message: Please let me know what I can do to stop this from happening.

RECEIVED

JUL 22 2011

**CLAYTON COMMUNITY
DEVELOPMENT DEPT**

Subject Website Message:
Sender themulme@securehost.internetwebbuilders.com
<themulme@securehost.internetwebbuilders.com>
Recipient info@saveclayton.com <info@saveclayton.com>
Date 16.07.2011 21:43



new message:

name: Mary Mathie

email: puentemathie@comcast.net

phone: 925-672-5133

message: I am in total agreement with the view of this organization. The church development does not belong in downtown Clayton.

RECEIVED

JUL 22 2011

**CLAYTON COMMUNITY
DEVELOPMENT DEPT**

Subject: Website Message:

Sender: themulme@securehost.internetwebbuilders.com
<themulme@securehost.internetwebbuilders.com>

Recipient: info@saveclayton.com <info@saveclayton.com>

Date: 16.07.2011 20:36



new message:

name: Paul & Sharon Cuff

email: cuffhome@comcast.net

phone: 925-672-3047

message: We share the concern regarding the impact on Clayton of the expansion plans for the CCC. We feel it will negatively impact the \"small town\" feel of Clayton. Parking is a major concern as well.

RECEIVED

JUL 22 2011

**CLAYTON COMMUNITY
DEVELOPMENT DEPT**

Subject: Website Message:
Sender: themulme@securehost.internetwebbuilders.com
<themulme@securehost.internetwebbuilders.com>
Recipient: info@saveclayton.com <info@saveclayton.com>
Date: 16.07.2011 16:26



new message:

name: Rae Coleman

email: mike-rae@sbcglobal.net

phone: 925-672-4699

message: Please provide me with more information and how I can help. Thank you

RECEIVED

JUL 22 2011

**CLAYTON COMMUNITY
DEVELOPMENT DEPT**

Subject Website Message:**Sender** themulme@securehost.internetwebbuilders.com
<themulme@securehost.internetwebbuilders.com>**Recipient** info@saveclayton.com <info@saveclayton.com>**Date** 15.07.2011 18:12

new message:

name: Nani Patten Luebke

email: nanibobmt@gmail.com

phone: 406-682-4518

message: I grew up in Clayton, living in the DeMartini Winery that are now the City Offices. This proposed project by the church is a travesty. If these people are true Christians & practice what they preach, they will withdraw these plans immediately & seriously consider the greater good & what Clayton has always been about.

RECEIVED**JUL 22 2011****CLAYTON COMMUNITY
DEVELOPMENT DEPT**

Subject: Website Message:

Sender: themulme@securehost.internetwebbuilders.com
<themulme@securehost.internetwebbuilders.com>

Recipient: info@saveclayton.com <info@saveclayton.com>

Date: 15.07.2011 09:38



new message:

name: Ben and Nicole Crew

email: ncrew81@yahoo.com

phone: 693-0542

message: Please email me with regards to what we can do to help.

RECEIVED

JUL 22 2011

**CLAYTON COMMUNITY
DEVELOPMENT DEPT**

Subject Website Message:
Sender themulme@securehost.internetwebbuilders.com
<themulme@securehost.internetwebbuilders.com>
Recipient info@saveclayton.com <info@saveclayton.com>
Date 14.07.2011 16:02



new message:

name: Kenneth R. and Linda S. Hogue

email: krhogue@pacbell.net

phone: 925-672-5250

message: I agree with the sentiments of this group regarding this project. This would not be good for downtown Clayton and the residents who do not belong to this church (which I believe would be far and away the majority).

RECEIVED

JUL 22 2011

**CLAYTON COMMUNITY
DEVELOPMENT DEPT**

Subject Website Message:**Sender** themulme@securehost.internetwebbuilders.com
<themulme@securehost.internetwebbuilders.com>**Recipient** info@saveclayton.com <info@saveclayton.com>**Date** 14.07.2011 12:47

new message:

name: Julie & Doug Glantz

email: jglantz1@aol.com

phone: 673-5660

message: We are very opposed to CCC building in downtown Clayton.

RECEIVED

JUL 22 2011

**CLAYTON COMMUNITY
DEVELOPMENT DEPT**

Subject Website Message:
Sender themulme@securehost.internetwebbuilders.com
<themulme@securehost.internetwebbuilders.com>
Recipient info@saveclayton.com <info@saveclayton.com>
Date 12.07.2011 15:03



new message:
name: Melissa Rodgers
email: hyelandfling@hotmail.com
phone: 925-980-0125
message: Thank you

RECEIVED

JUL 22 2011

**CLAYTON COMMUNITY
DEVELOPMENT DEPT**

Subject Website Message:
Sender themulme@securehost.internetwebbuilders.com
<themulme@securehost.internetwebbuilders.com>
Recipient info@saveclayton.com <info@saveclayton.com>
Date 12.07.2011 13:09



new message:

name: Robert Braun

email: rgb169@pacbell.net

phone: 9255258704

message: Agree.. don\'t need a church downtown.. aren\'t they from out of town anyway? We need retail space

RECEIVED

JUL 22 2011

**CLAYTON COMMUNITY
DEVELOPMENT DEPT**

Subject: Website Message:**Sender:** themulme@securehost.internetwebbuilders.com
<themulme@securehost.internetwebbuilders.com>**Recipient:** info@saveclayton.com <info@saveclayton.com>**Date:** 11.07.2011 19:53

new message:

name: Ted Sudderth

email: unkted@aol.com

phone: 925-672-4377

message: I have lived here most of my life and I love Clayton very much. We can never let this happen. I have handed out flyers on this subject on two occasions with other good Clayton citizens. Good for you guy's.

RECEIVED**JUL 22 2011****CLAYTON COMMUNITY
DEVELOPMENT DEPT**

Subject: Website Message:**Sender:** themulme@securehost.internetwebbuilders.com
<themulme@securehost.internetwebbuilders.com>**Recipient:** info@saveclayton.com <info@saveclayton.com>**Date:** 11.07.2011 06:48

new message:

name: Karla Sanders

email: jkbstan@sbcglobal.net

phone: 925-914-1429

message: I have not issue wit the church building I do have a problem with them doing it in Downtown. Downtown Clayton would be forever changed and not for the better, if the church is allowed to build this enormous monstrosity. Not only with this change the apperance of downtown but it will forever change the downtown events such as the July 4th parade, many peoplw look forward to every year. There must be some other land somewhere in the area on which the church can develop.

RECEIVED**JUL 22 2011****CLAYTON COMMUNITY
DEVELOPMENT DEPT**

Subject Website Message:**Sender** themulme@securehost.internetwebbuilders.com
<themulme@securehost.internetwebbuilders.com>**Recipient** info@saveclayton.com <info@saveclayton.com>**Date** 09.07.2011 11:36

new message:

name: trud west

email: trudiw506@aol.com

phone: 510-697-3776

message: PLEASE DO NOT PUBLISH ANY OF MY PERSONAL INFORMATION. I SUPPORT YOUR WEBSITE BUT WISH MY OWN PERSONA INFORMATION BE PRIVATE. PLEASE KEEP ME INFORMED VIA EMAIL OF ANY CITY COUNSEL MEETINGS ON THIS MATTER. i HAVE LIVED IN CLAYTON 21 YEARS AND AGREE THIS IS PROPOSED PROJECT IS NOT IN THE BEST INTEREST OF OUR WONDERFUL TOWN.

RECEIVED

JUL 17 2011

**CLAYTON COMMUNITY
DEPARTMENT OF**

Subject Website Message:**Sender** themulme@securehost.internetwebbuilders.com
<themulme@securehost.internetwebbuilders.com>**Recipient** info@saveclayton.com <info@saveclayton.com>**Date** 07.07.2011 17:35

new message:

name: Kirk and Roberta Polson

email: k.polson@sbcglobal.net

phone: 925-672-2400

message: The church project is simply too big. We need to find a way to convince the church supporters that they are spending money and time on a hopeless venture.

RECEIVED**JUL 22 2011****CLAYTON COMMUNITY
DEVELOPMENT DEPT**

Subject Website Message:

Sender themulme@securehost.internetwebbuilders.com
<themulme@securehost.internetwebbuilders.com>

Recipient info@saveclayton.com <info@saveclayton.com>

Date 07.07.2011 11:10



new message:

name: Linda Nelson

email: linda.nelson@bingham.com

phone: 925-672-4291

message: Thank you for putting this website together. We need to stop this project from taking place. Good luck!

RECEIVED

JUL 22 2011

**CLAYTON COMMUNITY
DEVELOPMENT DEPT**

Subject Website Message:
Sender themulme@securehost.internetwebbuilders.com
<themulme@securehost.internetwebbuilders.com>
Recipient info@saveclayton.com <info@saveclayton.com>
Date 06.07.2011 19:23



new message:
name: Jeff and Debbie McCarthy
email: 99jeff@sbcglobal.net
phone: 925-673-5193
message: email us about events or meetings.
Thanks

RECEIVED

JUL 27 2011

**CLAYTON COMMUNITY
DEVELOPMENT DEPT**

Subject Website Message:

Sender themulme@securehost.internetwebbuilders.com
<themulme@securehost.internetwebbuilders.com>

Recipient info@saveclayton.com <info@saveclayton.com>

Date 05.07.2011 21:34



new message:

name: Diane Hayes

email: dianemariehayes25@yahoo.com

phone: 925-673-0375

message: would like to be updated; we oppose this development. Thank you.

RECEIVED
JUL 22 2011
CLAYTON COMMUNITY
DEVELOPMENT DEPT

Subject Website Message:

Sender themulme@securehost.internetwebbuilders.com
<themulme@securehost.internetwebbuilders.com>

Recipient info@saveclayton.com <info@saveclayton.com>

Date 05.07.2011 16:22



new message:

name: Gary Siegrist

email: jjdad@pacbell.net

phone: 925-567-8187

message: I agree 100%. We need to stop this thing from being built.

RECEIVED

JUL 22 2011

**CLAYTON COMMUNITY
DEVELOPMENT DEPT**

Subject Website Message:
Sender themulme@securehost.internetwebbuilders.com
<themulme@securehost.internetwebbuilders.com>
Recipient info@saveclayton.com <info@saveclayton.com>
Date 03.07.2011 15:26



new message:

name: Sharon Walters

email: swalters@stmarys-ca.edu

phone: 925-451-2891

message: I agree, the project is too large and the location not right. I'd advocate keeping the downtown open and available for community events that serve everyone.

Thank you for organizing against this development and good luck!

RECEIVED

JUL 22 2011

**CLAYTON COMMUNITY
DEVELOPMENT DEPT**

Subject Website Message:
Sender themulme@securehost.internetwebbuilders.com
<themulme@securehost.internetwebbuilders.com>
Recipient info@saveclayton.com <info@saveclayton.com>
Date 03.07.2011 11:45



new message:

name: Jack and Tracy Cooper

email: myjtrac@aol.com

phone: 925-672-7309

message: My wife has opposed this all along. I did not at first thinking the church would be a good neighbor and it is their property. However, after the poles went up and after reviewing all the possible use scenarios listed above, I too now agree this would be the wrong use of this property.

RECEIVED

JUL 22 2011

**CLAYTON COMMUNITY
DEVELOPMENT DEPT**

Subject: Website Message:

Sender: themulme@securehost.internetwebbuilders.com
<themulme@securehost.internetwebbuilders.com>

Recipient: info@saveclayton.com <info@saveclayton.com>

Date: 03.07.2011 06:55



new message:

name: Donnie Fisi

email: DFeze@Comcast.net

phone: 925 673-5725

message: I\'m not saying DON\'T BUILD THE CHURCH. I\'m saying not there, not down town.

RECEIVED

JUL 22 2011

**CLAYTON COMMUNITY
DEVELOPMENT DEPT**

Subject: Website Message:

Sender: themulme@securehost.internetwebbuilders.com
<themulme@securehost.internetwebbuilders.com>

Recipient: info@saveclayton.com <info@saveclayton.com>

Date: 02.07.2011 17:30



new message:

name: Martin and Diane Andrews

email: martyandddiane@juno.com

phone: 925-672-7583

message: Please keep us posted on all further developments.

RECEIVED

JUL 22 2011

**CLAYTON COMMUNITY
DEVELOPMENT DEPT**

Subject: Website Message:**Sender:** themulme@securehost.internetwebbuilders.com
<themulme@securehost.internetwebbuilders.com>**Recipient:** info@saveclayton.com <info@saveclayton.com>**Date:** 02.07.2011 12:33

new message:

name: Ash

email: ashhakimi@comcast.net

phone: 925-524-0055

message: I am opposed to the construction of the church in our downtown Clayton- it would take up an inappropriate amount of space, for the size of our small downtown and does not generate the sales tax and income, nor satisfy the potential, necessary for a thriving Clayton!

RECEIVED**JUL 22 2011****CLAYTON COMMUNITY
DEVELOPMENT DEPT**

Subject Website Message:

Sender themulme@securehost.internetwebbuilders.com
<themulme@securehost.internetwebbuilders.com>

Recipient info@saveclayton.com <info@saveclayton.com>

Date 02.07.2011 11:17



new message:

name: Johanna Della Valle

email: jdellavalle@pacbell.net

phone: (925) 672-3448

message: Opposed to Church project. Agree that it would totally overwhelm the downtown area.

RECEIVED

JUL 22 2011

**CLAYTON COMMUNITY
DEVELOPMENT DEPT**

Subject Website Message:
Sender themulme@securehost.internetwebbuilders.com
<themulme@securehost.internetwebbuilders.com>
Recipient info@saveclayton.com <info@saveclayton.com>
Date 02.07.2011 11:16



new message:

name: Richard Della Valle

email: rdellavalle@pacbell.net

phone: (925) 672-3448

message: Totally opposed to the Church project. Agree that it would overwhelm the downtown area.

RECEIVED

JUL 22 2011

**CLAYTON COMMUNITY
DEVELOPMENT DEPT**

Subject: Website Message:
Sender: themulme@securehost.internetwebbuilders.com
<themulme@securehost.internetwebbuilders.com>
Recipient: info@saveclayton.com <info@saveclayton.com>
Date: 02.07.2011 07:14



new message:
name: Fred Albrecht
email: sierragirl11@sbcglobal.net
phone: 925 673 1389
message: will write the council in protest

RECEIVED

JUL 22 2011

CLAYTON COMMUNITY
CLAYTON COMMUNITY

Subject: Website Message:

Sender: themulme@securehost.internetwebbuilders.com
<themulme@securehost.internetwebbuilders.com>

Recipient: info@saveclayton.com <info@saveclayton.com>

Date: 02.07.2011 07:12



new message:

name: Patricia Nelson

email: sierragirl11@sbcglobal.net

phone: 925 673 1389

message: Keep me informed on all updates; I will write the council soon.

RECEIVED

JUL 22 2011

**CLAYTON COMMUNITY
DEVELOPMENT DEPT**

Subject Website Message:**Sender** themulme@securehost.internetwebbuilders.com
<themulme@securehost.internetwebbuilders.com>**Recipient** info@saveclayton.com <info@saveclayton.com>**Date** 02.07.2011 07:05

new message:

name: Jeanette Cable

email: jcable@cablefamily.name

phone: 925 524-9392

message: I fully support retaining the small town feel and I\'m very displeased with the church plans to build a disproportionate structure within the downtown. This is not in alignment with Clayton\'s planning strategy nor the majority of Clayton residents. The church has had many opportunities to purchase property outside the downtown that would reasonably accommodate their vision and population but has declined.

Persistence is an honorable course of action, however given the residents have repeatedly disapproved of the church\'s plans, their attempt to push their agenda is unreasonable and tiring.

RECEIVED**JUL 22 2011****CLAYTON COMMUNITY
DEVELOPMENT DEPT**

Subject Website Message:
Sender themulme@securehost.internetwebbuilders.com
<themulme@securehost.internetwebbuilders.com>
Recipient info@saveclayton.com <info@saveclayton.com>
Date 01.07.2011 19:30



new message:

name: craig & heather sawyers

email: craigs@richlen.com

phone: 925 673 5808

message: i am concerned, but do not want to alienate my church member neighbors and friends.

RECEIVED

JUL 22 2011

**CLAYTON COMMUNITY
DEVELOPMENT DEPT**

Subject Website Message:

Sender themulme@securehost.internetwebbuilders.com
<themulme@securehost.internetwebbuilders.com>

Recipient info@saveclayton.com <info@saveclayton.com>

Date 30.06.2011 20:36



new message:

name: Daniel Katzman

email: dankatzman@yahoo.com

phone: 888-8888

message: I agree that this church should not be located downtown.

RECEIVED

JUL 22 2011

**CLAYTON COMMUNITY
DEVELOPMENT DEPT**

Subject Website Message:**Sender** themulme@securehost.internetwebbuilders.com
<themulme@securehost.internetwebbuilders.com>**Recipient** info@saveclayton.com <info@saveclayton.com>**Date** 30.06.2011 20:00

new message:

name: Ron and Theresa Garrison

email: garrisonand@aol.com

phone: 510-304-7077

message: We are so glad that there is passion around stopping these efforts. Our downtown is very special to us and we can't imagine having it changed to a town of disjointed buildings that take over our town. Especially since they won't pay taxes on that...I loved the response regarding our annual events, we'll figure out a way to make it work. Our town is known for these events and have continued to put Clayton on the map as a small, quaint town that people aspire to live in. These huge dis-jointed buildings would make people run. We can support small businesses in our precious town, for our tax base and to support locals. On a side note, what happened to the Bocce courts? we are huge fans and really, really think they would enhance the sense of community and festive environment we all live for and love for our little town of Clayton.

RECEIVED**JUL 22 2011****CLAYTON COMMUNITY
DEVELOPMENT DEPT**

Subject: Website Message:**Sender:** themulme@securehost.internetwebbuilders.com
<themulme@securehost.internetwebbuilders.com>**Recipient:** info@saveclayton.com <info@saveclayton.com>**Date:** 30.06.2011 18:52

new message:

name: Felicia Sutton

email: feliciasuttondesign@gmail.com

phone: 925-588-5137

message: As a Interior Designer and (Undergraduate) interior design instructor, (who teaches a history of architecture, interiors & furniture course) my professional opinion is that the structure overwhelms the site, and is inappropriate for the architectural style /and Victorian time period that our downtown embraces. In addition to the obvious problems with regard to parking, etc., The scale of the building overwhelms all of the other surrounding buildings. It would be a mistake to build this in our historic downtown area, which could use more retail and restaurants. I am so pleased to see that new businesses are moving in to downtown Clayton. Our city should encourage more business to move to Clayton, thus creating more tax revenue for our city, and more shopping and entertainment in this area. The congregation of the church could much better serve the community that supports it, in a different location. Thank You.

RECEIVED**JUL 22 2011****CLAYTON COMMUNITY
DEVELOPMENT DEPT**

Subject Website Message:
Sender themulme@securehost.internetwebbuilders.com
<themulme@securehost.internetwebbuilders.com>
Recipient info@saveclayton.com <info@saveclayton.com>
Date 30.06.2011 07:51



new message:
name: Doug and Toni Hegemier
email: THeggie@aol.com
phone: 925 693 0174
message: we are against the project

RECEIVED

JUL 22 2011

**CLAYTON COMMUNITY
DEVELOPMENT DEPT**

Subject Website Message:
Sender themulme@securehost.internetwebbuilders.com
<themulme@securehost.internetwebbuilders.com>
Recipient info@saveclayton.com <info@saveclayton.com>
Date 29.06.2011 19:04



new message:

name: Angela & Ash Hakimi

email: adhakimi@comcast.net

phone: 925-524-0055

message: Thank you for taking up this project; I have personally hand delivered over 500 flyers, to homes, in opposition to the building of the church and appreciate another group, in addition to Pete Lawrence, in an effort to getting neighbors involved!

RECEIVED

JUL 22 2011

**CLAYTON COMMUNITY
DEVELOPMENT DEPT**

Subject Website Message:
Sender themulme@securehost.internetwebbuilders.com
<themulme@securehost.internetwebbuilders.com>
Recipient info@saveclayton.com <info@saveclayton.com>
Date 29.06.2011 11:40



new message:

name: Delia & Peter Bibeau

email: Peterbibeau@hotmail.com

phone: 925-825-0347- 925-642-2853

message: We totally agree with this so we will help! This church should find another place to worship. We moved here in 1980 and have seen lots of changes but the church needs to go some.ware else. Preserve the Pioneer Building itself.

RECEIVED

JUL 22 2011

**CLAYTON COMMUNITY
DEVELOPMENT DEPT**

Subject Website Message:
Sender themulme@securehost.internetwebbuilders.com
<themulme@securehost.internetwebbuilders.com>
Recipient info@saveclayton.com <info@saveclayton.com>
Date 29.06.2011 09:27



new message:

name: Nancy & Vas Shapkaroff

email: nshapkaroff@yahoo.com

phone: 925-524-0759

message: We agree that this church would not benefit downtown Clayton. Glad to see this organized site / group is working to stop this development from Happening.

RECEIVED

JUL 22 2011

**CLAYTON COMMUNITY
DEVELOPMENT DEPT**

Subject Website Message:
Sender themulme@securehost.internetwebbuilders.com
<themulme@securehost.internetwebbuilders.com>
Recipient info@saveclayton.com <info@saveclayton.com>
Date 29.06.2011 09:25



new message:

name: Susan and Doug Taylor

email: stellavrsusan@gmail.com

phone: 9925-768-5042

message: Hi, We joined last week, and after careful thought, we'd like to be removed from the mailing list and from your effort. It's not that we don't agree with what you're up to... it has more to do with wanting to make our own opinions heard with our own words and intentions. We wish you all the best of luck, and here's to a happy ending for all Clayton residents. Thanks!

RECEIVED

JUL 22 2011

**CLAYTON COMMUNITY
DEVELOPMENT DEPT**

Subject Website Message:

Sender themulme@securehost.internetwebbuilders.com
<themulme@securehost.internetwebbuilders.com>

Recipient info@saveclayton.com <info@saveclayton.com>

Date 28.06.2011 19:57



new message:

name: Julie Hanestad

email: jaarieta@aol.com

phone: 925-206-9923

message: If there is anything I can do to help, let me know. This project is absolutely inappropriate for the downtown area.

RECEIVED

JUL 22 2011

**CLAYTON COMMUNITY
DEVELOPMENT DEPT**

Subject Website Message:**Sender** themulme@securehost.internetwebbuilders.com
<themulme@securehost.internetwebbuilders.com>**Recipient** info@saveclayton.com <info@saveclayton.com>**Date** 28.06.2011 18:14

new message:

name: Al Wagner

email: agbwag@comcast.net

phone: 766-6566

message: The church was terribly ill advised to purchase a property that was not zoned to allow a church. It is unbelievably arrogant for them to think they can simply force the people of clayton to allow them to build a church there. They own other land just outside of clayton, they can build there. (Of course the County is horrible to deal with, so Shawn would much rather go up against the lefties in Clayton). Picture in 20 years when Pastor Shawn retires or moves along to do another church startup, and the property is then sold to a muslim group. Ever hear of Sharia financing? Remember what happened to the Greek Orthodox church in Concord near Parkside? Then our City is lost for good. It is bad enough our city council arbitrarily decided to force future land use of property in the center of Clayton to include \"LOW INCOME HOUSING\" That means section 8 for all rose colored glasses lefties. The property behind the post office has been made useless as the city decided to designate it's future use is for 15 units of LOW INCOME HOUSING. How about the OAK street project? 8 units of LOW INCOME HOUSING had to be part of the project and was approved by the city. As an Antioch survivor of the invasion of 2002-2006, I will fight to save Clayton from the same fate.

RECEIVED**JUL 22 2011****CLAYTON COMMUNITY
DEVELOPMENT DEPT**

Subject Website Message:**Sender** themulme@securehost.internetwebbuilders.com
<themulme@securehost.internetwebbuilders.com>**Recipient** info@saveclayton.com <info@saveclayton.com>**Date** 28.06.2011 17:30

new message:

name: Dave & Anne Holt

email: Annebzylady@aol.com

phone: (925) 672-8188

message: You can count on us and our support to stop this development and save our historical town of Clayton. Lived here for over 30 years

RECEIVED**JUL 22 2011****CLAYTON COMMUNITY
DEVELOPMENT DEPT**

Subject Website Message:
Sender themulme@securehost.internetwebbuilders.com
<themulme@securehost.internetwebbuilders.com>
Recipient info@saveclayton.com <info@saveclayton.com>
Date 28.06.2011 16:05



new message:

name: Horace Beach, Ph.D.

email: Dr.HBeach@hotmail.com

phone: 925 693-0279

message: A large church complex has no place in our small downtown.

RECEIVED

JUL 22 2011

**CLAYTON COMMUNITY
DEVELOPMENT DEPT**

Subject: Website Message:
Sender: themulme@securehost.internetwebbuilders.com
<themulme@securehost.internetwebbuilders.com>
Recipient: info@saveclayton.com <info@saveclayton.com>
Date: 28.06.2011 15:49



new message:

name: Jim Bradt

email: jlbradt@lycos.com

phone: 915-672-9938

message: We agree that Clayton deserves a lot better use for the down town parcel than this overwhelming edifice and accompanying parking requirements. We campaigned heavily for the down town park, including running an ad in the Pioneer. The defeating of the Church project isn\'t quite as important as the park was, but it ranks a close second. Good luck with the effort.

RECEIVED

JUL 22 2011

**CLAYTON COMMUNITY
DEVELOPMENT DEPT**

Subject Website Message:**Sender** themulme@securehost.internetwebbuilders.com
<themulme@securehost.internetwebbuilders.com>**Recipient** info@saveclayton.com <info@saveclayton.com>**Date** 27.06.2011 22:34

new message:

name: Elaine Friedman

email: corvidconnection@aol.com

phone: 925-673-9800

message: I\'m not sure if my support would make a difference since our property is actually in the county and not the city of Clayton. But my fears about this project echo yours and I am in Clayton every day of the week visiting the shops, restaurants, post office and dog park. I have lived in both New York City and the city of Walnut Creek, both well known for parking problems. We decided to move out of both areas partly because of the crowding. We lived in Regency Woods in Clayton in the late 70\'s and early 80\'s prior to moving to Walnut Creek. We moved to our current address 6 years ago and intend to stay. Clayton is a special place and we would hate to see the interests of one group dominate the entire city. We feel the interests of both the town and the church would be better served if the church location was in an area with ample room for a parking lot large enough to hold most or all visitors to the church and its programs.

Subject Website Message:**Sender** themulme@securehost.internetwebbuilders.com
<themulme@securehost.internetwebbuilders.com>**Recipient** info@saveclayton.com <info@saveclayton.com>**Date** 27.06.2011 21:56

new message:

name: BRYAN ROONEY

email: BROONEY@CSUM.EDU

phone: 415 259-7106

message: I extremely disappointed that the city is moving forward with these plans. My wife and I moved to Clayton a few years ago and a big draw was the small town feel. The make up of the downtown has a great deal to do with this feel. I have absolutely no program with the church\'s wishes to grow their community (I would assume this is a main reason for the proposed plans). However, this building would compromise much of what separates Clayton from other small towns that have given way to needless development. The companies that currently operate in downtown Clayton will be adversely affected not to mention the traffic and congestion for the residents as a whole. Clayton Community Church should grow and expand. However, it should be done at the expense of the town of Clayton.

RECEIVED**JUL 22 2011****CLAYTON COMMUNITY
DEVELOPMENT DEPT**

Subject Website Message:
Sender themulme@securehost.internetwebbuilders.com
<themulme@securehost.internetwebbuilders.com>
Recipient info@saveclayton.com <info@saveclayton.com>
Date 27.06.2011 21:47



new message:

name: Faith Hoffman

email: kaylahoffman@gmail.com

phone: 925-997-6468

message: Couldn't agree more! Churches pay no taxes, would only be helping themselves, so no benefit to Clayton. I am not anti-religious, just anti in-your-face.

RECEIVED

JUL 22 2011

**CLAYTON COMMUNITY
DEVELOPMENT DEPT**

Subject Website Message:
Sender themulme@securehost.internetwebbuilders.com
<themulme@securehost.internetwebbuilders.com>
Recipient info@saveclayton.com <info@saveclayton.com>
Date 27.06.2011 21:03



new message:
name: Leendert & Robin van der Bijl
email: lvdbijl@msn.com
phone: 925-672-6687
message: More info.

RECEIVED

JUL 22 2011

**CLAYTON COMMUNITY
DEVELOPMENT DEPT**

Subject: Website Message:
Sender: themulme@securehost.internetwebbuilders.com
<themulme@securehost.internetwebbuilders.com>
Recipient: info@saveclayton.com <info@saveclayton.com>
Date: 27.06.2011 19:33



new message:

name: Kathy Pierce

email: kepierce@yahoo.com

phone: 925-672-8006

message: I want to support \"Save Our Downtown Clayton\". I propose to keep \"Downtown Historical Clayton\" just that!!! \"Downtown Historical Clayton\". By allowing the Clayton Community Church to build a large structure is not in the history nor the scenic and environment for Historical downtown Clayton. Lets unite!!!!

RECEIVED

JUL 22 2011

**CLAYTON COMMUNITY
DEVELOPMENT DEPT**

Subject Website Message:
Sender themulme@securehost.internetwebbuilders.com
<themulme@securehost.internetwebbuilders.com>
Recipient info@saveclayton.com <info@saveclayton.com>
Date 27.06.2011 18:11



new message:

name: Lisa Lucido

email: elucidol@yahoo.com

phone: 925-285-5905

message: I lived in Clayton from 2000*2010. i absolutely LOVE downtown Clayton and although I don't live there anymore i support you 100% I am hopeful that my living outside clayton will not hinder my support in stopping the building of this eyesore in beautiful downtown!

RECEIVED

JUL 22 2011

**CLAYTON COMMUNITY
DEVELOPMENT DEPT**

Subject Website Message:
Sender themulme@securehost.internetwebbuilders.com
<themulme@securehost.internetwebbuilders.com>
Recipient info@saveclayton.com <info@saveclayton.com>
Date 27.06.2011 16:04



new message:

name: Christa Cappiali

email: capp206@yahoo.com

phone: 925-330-8131

message: Would like to know the dates of the city\'s public review and discussion.

RECEIVED

JUL 22 2011

**CLAYTON COMMUNITY
DEVELOPMENT DEPT**

Subject Website Message:
Sender themulme@securehost.internetwebbuilders.com
<themulme@securehost.internetwebbuilders.com>
Recipient info@saveclayton.com <info@saveclayton.com>
Date 27.06.2011 13:25



new message:
name: Andrea Oledan
email: aoledan@yahoo.com
phone: 925 323 9366
message: Please keep us in the loop. Thanks!

RECEIVED

JUL 22 2011

**CLAYTON COMMUNITY
DEVELOPMENT DEPT**

Subject Website Message:
Sender themulme@securehost.internetwebbuilders.com
<themulme@securehost.internetwebbuilders.com>
Recipient info@saveclayton.com <info@saveclayton.com>
Date 27.06.2011 12:44



new message:

name: Kevin Liberman

email: kblliberman@yahoo.com

phone: 951-768-6555

message: Please advise on whatever support you need to remove this absurd proposal.

RECEIVED

JUL 22 2011

**CLAYTON COMMUNITY
DEVELOPMENT DEPT**

Subject Website Message:
Sender themulme@securehost.internetwebbuilders.com
<themulme@securehost.internetwebbuilders.com>
Recipient info@saveclayton.com <info@saveclayton.com>
Date 27.06.2011 07:28



new message:
name: Kathy & Dave Hanson
email: kathyehanso@yahoo.com
phone: 925 672-5266
message: We both oppose the church in downtown Clayton.

RECEIVED

JUL 22 2011

**CLAYTON COMMUNITY
DEVELOPMENT DEPT**

Subject Website Message:
Sender themulme@securehost.internetwebbuilders.com
<themulme@securehost.internetwebbuilders.com>
Recipient info@saveclayton.com <info@saveclayton.com>
Date 26.06.2011 22:50



new message:

name: Richard Plom

email: richardplom@gmail.com

phone: 6738814

message: I was hoping downtown would be a place with small shops and eateries for everyone to enjoy. This seems like it will all for one special interest group.

RECEIVED

JUL 22 2011

**CLAYTON COMMUNITY
DEVELOPMENT DEPT**

Subject: Website Message:
Sender: themulme@securehost.internetwebbuilders.com
<themulme@securehost.internetwebbuilders.com>
Recipient: info@saveclayton.com <info@saveclayton.com>
Date: 26.06.2011 14:33



new message:

name: Bonnie Bradt

email: bbradt@comcast.net

phone: 925-672-9938

message: I am opposed to the building of the church in downtown Clayton, as our beautiful historic town then becomes the church\'s \'"CAMPUS\'", and make no mistake, it will change everything that we know and love about our little peace of heaven. The quiet beauty that makes our town so unique will be lost forever to the MegaChurch that belongs somewhere else in a more appropriate space. This is worth fighting for, because once the dream is lost, it is gone forever.

RECEIVED

JUL 22 2011

**CLAYTON COMMUNITY
DEVELOPMENT DEPT**

Subject: Website Message:
Sender: themulme@securehost.internetwebbuilders.com
<themulme@securehost.internetwebbuilders.com>
Recipient: info@saveclayton.com <info@saveclayton.com>
Date: 26.06.2011 14:08



new message:

name: Tim and Donna Morgan

email: tm300mph@aol.co

phone: Home 925 672 7295 Work 925 939 2754 Cell 925 939 2754

message: I have lived here in Clayton for 58 years and have watched it all, I feel we need to keep the small town atmosphere we all love. Lets stop this project now!!!! Tim Morgan

RECEIVED

JUL 22 2011

**CLAYTON COMMUNITY
DEVELOPMENT DEPT**

Subject Website Message:**Sender** themulme@securehost.internetwebbuilders.com
<themulme@securehost.internetwebbuilders.com>**Recipient** info@saveclayton.com <info@saveclayton.com>**Date** 26.06.2011 12:40

new message:

name: Sherry Wright

email: wright789@comcast.net

phone: (925)672-9451

message: As a 27 year resident of Clayton I am completely against the proposition that we change our downtown zoning to make way for the building of the church. As a town we have remained dedicated to our city plan through years and many challenges. In purchasing the land for purposes that lay outside our city ordinances the church showed financial irresponsibility on their own parts and disrespect for what they already knew were our city planning guidelines. I do not see that it is our responsibility to save them from poor decision making which was NOT in the spirit of being \"good neighbors\" as Pastor Shawn Robinson has promised. The church has proceeded along their own interests with disregard for the plans of the City of Clayton. How can I help assure that we, as a city, remain dedicated to the good of ALL residents and our continued hopes to encourage and support merchants who will provide services and tax revenue for our town? This large proposed structure will change the face of our town in such a way that we will look like a \"church with a town\" rather than a town which happens to have a church in its midst. This will misrepresent the majority of the citizens of Clayton and disrupt our long held values and plans. I will help in any way I can.

RECEIVED**JUL 22 2011****CLAYTON COMMUNITY
DEVELOPMENT DEPT**

Subject Website Message:

Sender themulme@securehost.internetwebbuilders.com
<themulme@securehost.internetwebbuilders.com>

Recipient info@saveclayton.com <info@saveclayton.com>

Date 26.06.2011 12:25



new message:

name: Terri Texeira

email: territex@comcast.net

phone: (925) 672-9451

message: I am violently opposed to this project. It will forever change the heart of the town!

RECEIVED

JUL 22 2011

**CLAYTON COMMUNITY
DEVELOPMENT DEPT**

Subject: Website Message:**Sender:** themulme@securehost.internetwebbuilders.com
<themulme@securehost.internetwebbuilders.com>**Recipient:** info@saveclayton.com <info@saveclayton.com>**Date:** 26.06.2011 06:40

new message:

name: Gayl Belfor

email: gayl4b@sbcglobal.net

phone: 6720485

message: There\'s hope! I did not hear about the last city mtg & didn\'t notice anything until I saw the enormous outline of several structures. So I sent an email to the entire city council. Only 1 bothered to respond. THANK YOU for being here to protect our small town atmosphere! This church will overwhelm us.

[email sent to council: I want to register my objection to the proposed revamping of downtown Clayton on 2 grounds:

1.the proposed \'church oriented\' downtown will overwhelm our small town [FYI: most of us picked Clayton for it\'s small time environment]

2.Pioneer Inn should be a historical landmark

Please reassure me that you won\'t rubber stamp this & that you care as much about our town as the residents [church is not a resident]]

RECEIVED**JUL 22 2011****CLAYTON COMMUNITY
DEVELOPMENT DEPT**

Subject: Website Message:

Sender: themulme@securehost.internetwebbuilders.com
<themulme@securehost.internetwebbuilders.com>

Recipient: info@saveclayton.com <info@saveclayton.com>

Date: 25.06.2011 18:52



new message:

name: Chloe Laube

email: chloelaube@comcast.net

phone: 925 588 9493

message: We live in Black Diamond and are horrified at the proposed church. Let us know how to help.

RECEIVED

JUL 22 2011

**CLAYTON COMMUNITY
DEVELOPMENT DEPT**

Subject Website Message:
Sender themulme@securehost.internetwebbuilders.com
<themulme@securehost.internetwebbuilders.com>
Recipient info@saveclayton.com <info@saveclayton.com>
Date 25.06.2011 18:10



new message:
name: Sage Jensen
email: projecteva02@gmail.com
phone: 925 681 8491
message: We should not have a church downtown!

RECEIVED

JUL 22 2011

**CLAYTON COMMUNITY
DEVELOPMENT DEPT**

Subject: Website Message:
Sender: themulme@securehost.internetwebbuilders.com
<themulme@securehost.internetwebbuilders.com>
Recipient: info@saveclayton.com <info@saveclayton.com>
Date: 25.06.2011 17:02



new message:
name: pamela jeffress
email: monmajeffress@gmail.com
phone: 925.639.4514
message: In agreement.

RECEIVED

JUL 22 2011

**CLAYTON COMMUNITY
DEVELOPMENT DEPT**

Subject Website Message:
Sender themulme@securehost.internetwebbuilders.com
<themulme@securehost.internetwebbuilders.com>
Recipient info@saveclayton.com <info@saveclayton.com>
Date 25.06.2011 14:54



new message:

name: Pamela Buck

email: buckpamela@hotmail.com

phone: 925-864-1010

message: I agree. We must NOT let a church of that size (or any) take over our downtown.

RECEIVED

JUL 22 2011

**CLAYTON COMMUNITY
DEVELOPMENT DEPT**

Subject Website Message:
Sender themulme@securehost.internetwebbuilders.com
<themulme@securehost.internetwebbuilders.com>
Recipient info@saveclayton.com <info@saveclayton.com>
Date 25.06.2011 14:25



new message:

name: William & Roberta Morfeld

email: rbmorfeld@aol.com

phone: 925 672 5123

message: We agree that this development is totally out of character for Clayton and would lead to other problems. We will voice our objections to Clayton officials.

RECEIVED

JUL 22 2011

**CLAYTON COMMUNITY
DEVELOPMENT DEPT**

Subject: Website Message:

Sender: themulme@securehost.internetwebbuilders.com
<themulme@securehost.internetwebbuilders.com>

Recipient: info@saveclayton.com <info@saveclayton.com>

Date: 24.06.2011 21:35



new message:

name: Leslie Mathie

email: ljmathie@yahoo.com

phone: 925-672-2639

message: Please keep me posted. As I oppose this development. Will there be a facebook page?

RECEIVED

JUL 22 2011

**CLAYTON COMMUNITY
DEVELOPMENT DEPT**

Subject Website Message:
Sender themulme@securehost.internetwebbuilders.com
<themulme@securehost.internetwebbuilders.com>
Recipient info@saveclayton.com <info@saveclayton.com>
Date 24.06.2011 18:29



new message:

name: Ruth Perez

email: rperez100@sbcglobal.net

phone: 925-998-8275

message: Thank you for this informative website. Saving our downtown area is so very important. Need help with anything.....please contact me.

RECEIVED

JUL 22 2011

**CLAYTON COMMUNITY
DEVELOPMENT DEPT**

Subject Website Message:**Sender** themulme@securehost.internetwebbuilders.com
<themulme@securehost.internetwebbuilders.com>**Recipient** info@saveclayton.com <info@saveclayton.com>**Date** 24.06.2011 16:23

new message:

name: Linda F Arden

email: lfarden@aol.com

phone: 925-672-8728

message: I\'m very concerned about having a large church located down town. I don\'t believe it is appropriate use of our town\'s resources.

If this church had members who became inactive over time, Clayton would be stuck with an unuseable property down town. You only have to look at the small mid-western towns where this has happened many times.

No other churches in Clayton are located downtown using the town\'s public resources, why is this one any different!

Linda Arden

RECEIVED

JUL 22 2011

**CLAYTON COMMUNITY
DEVELOPMENT DEPT**

Subject: Website Message:

Sender: themulme@securehost.internetwebbuilders.com
<themulme@securehost.internetwebbuilders.com>

Recipient: info@saveclayton.com <info@saveclayton.com>

Date: 24.06.2011 15:57



new message:

name: Tim Myers

email: advancedlamb@gmail.com

phone: 925-864-5594

message: This church is incredibly ill placed. I would, in general, prefer it was not built anywhere inside Clayton, but if it must, not in Downtown, not somewhere so visible, and not somewhere where it'll cause traffic problems, cause immense crowds, too many gatherings, and overall ruining the peace that Clayton has now.

RECEIVED

JUL 22 2011

**CLAYTON COMMUNITY
DEVELOPMENT DEPT**

Subject Website Message:
Sender themulme@securehost.internetwebbuilders.com
<themulme@securehost.internetwebbuilders.com>
Recipient info@saveclayton.com <info@saveclayton.com>
Date 24.06.2011 15:20



new message:

name: Abderrezak Mekkaoui

email: abderrezak_m@yahoo.com

phone: 5104952478

message: Just bought a house in Clayton. I would have not chosen this nice village if I knew about this big development that will certainly denature the nice downtown.

RECEIVED

JUL 22 2011

**CLAYTON COMMUNITY
DEVELOPMENT DEPT**